

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSIONING OF M. C. HARRY AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND-FUNDED NEW K-8 CENTER (FACILITY CONVERSION), LOCATED AT 13835 N.W. 97 AVENUE, HIALEAH, FLORIDA 33018, PHASE 2A PROJECT NUMBER 01439703 AND PHASE 2B PROJECT NUMBER 01439704

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In March 2016, Request for Qualifications (RFQ) #135 was published to competitively select an Architect/Engineer (A/E) of Record, for the following General Obligation Bond (GOB) funded project under the Procedures for the Selection of Architects and Engineers (Pilot Program Revision dated September 3, 2015):

- New K-8 Center (Facility Conversion), Located at 13835 N.W. 97 Avenue, Hialeah, Florida 33018, Phase 2A-Project Number 01439703 and Phase 2B Project Number 01439704

Ten firms responded to the solicitation. Four firms were not evaluated due to incomplete submittals; six firms were evaluated, and three firms were short-listed to interview for the project. One firm, KVH Architects, PA., declined to interview. Therefore the short-list was revised to include three additional firms. Of the five, one firm, Laura M. Perez & Associates, Inc. declined to interview. On June 6, 2016, the remaining four short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M. C. Harry and Associates, Inc.
2	Silva Architects, LLC ^{(a)(b)}
3	Wolfberg Alvarez & Partners ^(a)
4	SBLM Architects, P.C

- Notes:
- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
 - (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) or Micro Business Enterprise (MBE) Certificate

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This solicitation includes a mandatory SBE and/or MBE Sub-consultant Utilization Goal of 18% for each project (as determined by the M-DCPS Goal Setting Committee).

Selection

M. C. Harry and Associates, Inc. (MCH), was ranked #1, and therefore selected to negotiate for the, GOB funded New K-8 Center (Facility Conversion). Negotiations with MCH were successfully concluded and the firm has agreed to provide the full A/E design and construction administration services, as follows:

School Profile:

This is a multi-phased GOB funded project to convert a timeworn senior high school located at 13835 N.W. 97 Avenue, Hialeah, into a new K-8 Center. The current facility has a capacity of 406 student stations (SS) and is located on approximately 10.7 acres in the North Region Center. The campus has 8 permanent buildings and covered walkways with a total of 69,900 GSF, built as modular facility. Buildings 01 thru 03 and 05 thru 08 were built in 1989. Building 04 was built in 1972. All the buildings are one story. The school site includes two service drives, drop-off and on-site staff parking.

Project Scope/Phasing:

The new K-8 conversion is programmed to house 1209 SS and be completed in 4 phases. The intent is for the A/E of Record to first design Phases 2A & 2B. Then at the option of the Board, when funding becomes available, the same A/E may be required to provide services for Phases 3 and 4, or the Board may re-advertise the required services and select another A/E. At that time, A/E full services would be negotiated (for phases 3 & 4), and if successful an amendment to the A/E Agreement would be presented to the Board for approval.

PHASE 1 is currently underway under a continuing contract and includes remodeling and renovations of Buildings 1 and 3, a new Pre-K playground area and will house 126 SS with occupancy scheduled for August 2016.

PHASE 2 scope of work to house 458 new SS

PHASE 2A (this phase will be accelerated in order to occupy by August of 2017):

- Building 04 remodeling including 12 primary classrooms with toilet rooms (216 SS)
- Selective remodeling and interior demolition, renovations including window and door replacement, exterior stucco, HVAC, ceiling, lighting, flooring, FA and PA.

PHASE 2B (occupancy by August of 2018)

- New PE shelter (2,200 sf) and new PE exercise area with equipment and artificial turf;
- New entry feature and bus drop-off cover (west of Building 07);
- Staff parking driveway extension to create parent drop-off with covered walkway;
- Demolition and replacement of 2 new elementary school basketball courts;
- Parking lots and drives resurfacing and restriping;

- Landscape & irrigation improvements;
- Lift station connections to City of Hialeah sewer system on 97 Avenue;
- Building 01 Fire Alarm (FA), security camera and clock system upgrades;
- Building 06 remodeling including, 2 intermediate classrooms (44 SS), 1 bilingual K-5 classroom (22 SS), 1 K-5 music lab and 1 K-5 art suite; and renovation to provide new equipment and finishes in kitchen; and new finishes in custodial and receiving areas;
- Building 07 remodeling including, 8 intermediate classrooms (176 SS) and group toilet rooms;
- Buildings 04, 06 and 07 selective renovations including windows, exterior doors, exterior stucco, ceiling, flooring, Heating, Ventilation and Air Conditioning (HVAC), Public Address (PA), FA and lighting work;
- Buildings 01, 03, 04 and 06 - 08 reroofing;
- Buildings 01 and 03 HVAC Replacement; and
- Building 08 MEP systems upgrades.

PHASE 3 scope of work to house 266 new SS. To be negotiated at a future date (funded FY 2014-15 and FY 2015-16).

- New building(s) with 9 elementary classrooms (162 SS), 2 bilingual classrooms (44 SS), 1 Exceptional Student Education (ESE) classroom (10 SS), 1 K-5 art suite and 1 level 6-8 music lab (50 SS) totaling 18,197 SF. Building(s) must be designed to accommodate a future second level.

PHASE 4 scope of work (399 new SS less 40 SS = net 359 SS). To be negotiated at a future date (funded FY 2018-19 and FY 2019-20).

- New middle school basketball court;
- New covered dining patio;
- Building 02 (PE) remodeling to expand teacher's lounge and modify showers and toilet rooms, including new fixtures, finishes, plumbing fixtures, etc.;
- Building 03 remodeling to eliminate 1 kindergarten classroom (delete 18 SS) and expand media center;
- Building 05 (Old Auto/Wood Shop Building) remodeling to enclose large overhang, to provide a total of 16 middle school classrooms and labs (399 SS); and
- Building 06 remodeling to eliminate bilingual classroom (delete 22 SS) and art suite, to provide second dining area and serving line.

The project will require full A/E services, and may include other services as required by the Board. The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design for Schools rating system.

Construction Delivery Method

In accordance with M-DCPS' Construction Delivery Method Matrix, the Construction Management at-Risk delivery method has been selected for this project. However, the Board reserves the right to utilize an alternate delivery method, if deemed to be in the best interest of the Board.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff established the SBE, MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM <u>MCH is not certified by M-DCPS as SBE, MBE or M/WBE</u>	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME				
SDM Consulting Engineers, Inc.	Electrical Engineer	Hispanic-American	Small Business Enterprise Tier 2	8.0%
SDM Consulting Engineers, Inc.	Mechanical Engineer	Hispanic-American	Small Business Enterprise Tier 2	8.0%
Building Center No. 3	Const. Administration/ Architectural Support	African-American	Micro Business Enterprise	2.0%
SMBE PARTICIPATION (M-DCPS Mandatory SMBE Goal 18%)				18.0%

NON-SMBE SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	%
Bliss & Nyitray Engineering, Inc.	Structural Engineer	-	-	5.0%
Keith & Associates, Inc.	Civil Engineer	Woman	-	2.0%
NON-SMBE SUB-CONSULTANT PARTICIPATION				7.0%

Construction Budget:

Phase 2A \$1,321,082
Phase 2B \$2,989,762
 Total \$4,310,843

Project Schedule:

MCH has agreed to the following aggressive document submittal schedule:

Phase 2A - Accelerated

- Phase I - Schematic Design: July 27, 2016
- Phase - II/III Construction Documents 50% complete: August 26, 2016
- Phase - II/III Construction Documents 100% complete: September 30, 2016

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): December 14, 2016
- Construction - Substantial Completion by: June 2017
- Final Completion/Occupancy by: June 2017

Phase 2B

- Phase I - Schematic Design: October 7, 2016
- Phase - II/III Construction Documents 50% complete: December 6, 2016
- Phase - II/III Construction Documents 100% complete: February 15, 2017 } Revised

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): July 2017 } Revised
- Construction - Substantial Completion by: June 2018
- Final Completion/Occupancy by: July 2018 } Revised

Terms & Conditions

1. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services for Phase 2A of \$78,700 which represents approximately 5.96% of the Construction Budget of \$1,321,081. This Basic Services fee includes all required services, consultants, alternates and phasing of construction documents in order to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE 2A - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$7,870
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$20,462
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$11,412
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.5%	\$11,412
Phase IV - Bid/Award	2.0%	\$1,574
Phase V - (A) Construction Administration	28.0%	\$22,036
Phase V - (B) Punch List/Closeout	4.0%	\$3,148
Phase VI - Warranty	1.0%	\$786
TOTAL BASIC SERVICES FEE:	100.0%	\$78,700

2. Supporting Services Fees (for Phase 2A):

The following services require prior written authorization by the Board's designee:

a) Accelerated document submittal schedule	\$11,000
Payments to be made only if successfully completed in accordance with Phase 2A accelerated Schedule per breakdown in the A/E Agreement.	
b) Additional Site Visits: A maximum of 50 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed:	\$11,250
c) Test & Balance Services, Not-to-Exceed (at cost x 1.06):	<u>\$5,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$27,250

3. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services for Phase 2B of \$225,000 which represents approximately 7.53% of the Construction Budget of \$2,989,762. This Basic Services fee includes all required services, consultants, alternates and phasing of construction documents in order to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE 2B - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$22,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$58,500
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$32,625
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.5%	\$32,625
Phase IV - Bid/Award	2.0%	\$4,500
Phase V - (A) Construction Administration	28.0%	\$63,000
Phase V - (B) Punch List/Closeout	4.0%	\$9,000
Phase VI - Warranty	1.0%	\$2,250
TOTAL BASIC SERVICES FEE:	100.0%	\$225,000

4. Supporting Services Fees (for Phase 2B):

The following services require prior written authorization by the Board's designee:

a) Additional Site Visits: A maximum of 90 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed:	\$20,500
b) Project Specific Survey, Not-to-Exceed (at cost x 1.06):	<u>\$10,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$30,500

5. Other Terms & Conditions:

- A/E requested testing shall be arranged and paid for by the Board; specialized testing, pre-approved by the Board, but not available through the Board, shall be reimbursed by the Board on a direct cost basis;
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$112.50/hour for the Architect, and \$112.50/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation, for assignment of technical personnel housed in places other than A/E's offices, is limited to 1.53 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$50,000; Workers Compensation/Employers Liability Insurance; Comprehensive General Liability; and Comprehensive Auto Liability Insurance; all as specified in the Agreement;
- The Agreement may be terminated by the Board, with or without cause, upon thirty (30) days written notice to the A/E; whereas, the A/E may terminate the Agreement, with cause only, upon thirty (30) days written notice to the Board;
- Mandatory SMBE Sub-consultants Utilization Goal is 18%. The A/E is required to submit a monthly SMBE utilization report to the Office of Economic Opportunity documenting compliance with the Utilization Goal; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee

The Selection Committee consisted of the following individuals:

Committee Members

Thomas Spaulding, ABC Alternate Member
 Harry Munoz, Building Official, Facilities Compliance
 Albert Marin, Project Manager II
 Keith Warner, Const. Cost Estimator
 Christine Howard, Compliance Analyst
 Meriel Seymore, ABC Committee Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities
 Office of Economic Opportunity
 Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Mr. Octavio D. Suarez, A/E Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and as chief negotiator during negotiations.

Project Funding – GOB

Phase 2A

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1725400	09870000	740000	01439703

Phase 2B

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1725400	09870000	740000	01439704
351000	568000	1725400	09870000	740000	01439704
302000	563000	1725400	09870000	740000	01439704

Prior Commissioning

The Board has commissioned MCH for the following services within the last three years:

- Architect/Engineer of Record at Hialeah Miami Lakes Senior High School, GOB funded Renovations - Project Number 01326600
Date of Commission: March 9, 2016
- Architect/Engineer of Record at Arcola Lake Elementary School, GOB funded Renovations - Project No. 01432500
Date of Commission: October 14, 2015
- Architect/Engineer of Record at American Senior High School, GOB funded Renovations - Project No. 01419100
Date of Commission: January 14, 2015
- Architect/Engineer of Record at Oak Grove Elementary School, GOB funded Renovations - Project No. 01337300
Date of Commission: July 16, 2014

Principal

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry and Associates, Inc. is Mr. James W. Piersol. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, Florida 33133.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission M.C. Harry and Associates, Inc., as Architect/Engineer of Record for General Obligation Bond funded New K-8 Center (Facility Conversion), Located at 13835 N.W. 97 Avenue, Hialeah, Florida 33018, Phase 2A Project Number 01439703 and Phase 2B Project Number 01439704 as follows:

- 1) a lump sum fee for Phase 2A of \$78,700 for A/E Basic Services; and
- 2) a lump sum fee for Phase 2B \$225,000 for A/E Basic Services; and
- 3) Supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

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