

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

SUBJECT: COMMISSIONING OF GILI-MCGRAW ARCHITECTS, L.L.P., AS THE ARCHITECT/ENGINEER OF RECORD (SHELTERED MARKET - MICRO BUSINESS ENTERPRISES) FOR BUILDING 04 REPLACEMENT - PHASE I AT MIAMI BEACH SENIOR HIGH SCHOOL, LOCATED AT 2231 PRAIRIE AVENUE, MIAMI BEACH, FLORIDA 33139, PROJECT NUMBER 01339400

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In July 2016, Request for Qualifications (RFQ) 139 was published to competitively select an Architect/Engineer of Record (A/E) Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE) for a partially General Obligation Bond (GOB) funded project: Building 04 Replacement at Miami Beach Senior High School located at 2231 Prairie Avenue, Miami Beach, Florida 33139, Project Number 01339400.

Eight firms responded to the solicitation. One firm was not evaluated due to incomplete submittal; seven firms were evaluated and four firms were short-listed and invited to interview for the project. The interviews were originally scheduled for October 7, 2016, but were rescheduled due to Hurricane Matthew. On October 17, 2016, all four firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Gili-McGraw Architects, L.L.P. (a)(b)
2	KVH Architects, P.A. (a)(b)
3	Rodriguez Architects, Inc. (a)(b)
4	Jorge A. Gutierrez Architect, L.L.C. (a)(b)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate
- (b) Prime firm holds a current M-DCPS MBE Certificate

This RFQ included a mandatory SBE and/or MBE Sub-consultant Utilization Goal of 20% for the project, as determined by the M-DCPS Goal Setting Committee.

Selection

Gili-McGraw Architects, L.L.P., (GM) was the top-ranked firm, and in accordance with the "Procedures for the Selection of Architects and Engineers, Pilot Program Revision September 3, 2015", was selected to negotiate for A/E of Record for this project. Negotiations with GM were successfully concluded and the firm has agreed to provide the Scope, Program Validation and full A/E design and construction administration services, as follows:

Project Scope

The preliminary scope of work for this project includes, but is not limited to, a New Building 04 to be constructed in two Phases (however, only Phase 1 will be constructed at this time):

- Phase 1 (Approximately 200 SS) - First floor of approximately 9,795 GSF will house seven classrooms, one science lab with associated storage spaces, two student restrooms, two staff restrooms, one custodial service closet, all required walkway connections and landscaping. Phase 1 shall be designed and constructed to support a second floor (i.e. Phase 2), including, but not limited to, appropriate foundations, utility (MEP) infrastructure, and roof design.
- Phase 2 (Approximately 171 SS) - Future second floor addition will house five classrooms, one science lab with associated storage spaces, one Business Technology Practical Experience Lab (Tourism) with a material storage room, two student restrooms and a custodial service closet.

The project will require full A/E services, including scope and program validation, and may include other services as required by the Board. The project shall 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 (LEED) for Schools rating system.

Construction Delivery Method

To minimize disruption to students and faculty during construction, and in accordance with the 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 alternative 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 each sub-consultant and verified the existence of a Memorandum of Understanding, outlining roles and responsibilities, as follows:

PRIME FIRM <u>GM is certified as a M-DCPS Women owned-business and Micro Business Enterprise firm</u>	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY	SMBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME (Basic Services)				
Basulto & Associates, Inc.	Electrical Engineer	Hispanic- American	SBE-Tier 1	9%
Basulto & Associates, Inc.	Mechanical Engineer	Hispanic- American	SBE-Tier 1	9%
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic- American	SBE-Tier 2	16%
TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal <u>20%</u>)				34%

NON-SBE/MBE SUB-CONSULTANT FIRM NAME (Basic Services)	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY	%
Miami Environmental & Civil Engineering, L.L.C.	Civil Engineer	-	4%
KW Consulting (*)	Cost Estimating	African-American	1%
TOTAL SUB-CONSULTANT PARTICIPATION			39%

Notes:

1. (*) **Basic Services** - Subsequent to the negotiations, GM added Cost Estimating Services (KW Consulting) under basic services, which increases their M/WBE sub-consultant participation.
2. **Supporting Services** - Subsequent to the negotiations, GM added a Woman-owned Business Entity (Keith and Associates, Inc., Land Surveyor), under supporting services, which further increases their M/WBE participation.

Construction Budget \$2,597,422 (Partially GOB funded)

Project Schedule

GM has agreed to the following document submittal schedule:

- Scope and Program Validation: January 30, 2017
- Phase I - Schematic Design: March 10, 2017
- Phase - II/III Construction Documents 50% complete: May 15, 2017
- Phase - II/III Construction Documents 100% complete: July 20, 2017

Note: Phase II/III submittals are predicated on M-DCPS' Phase I – Schematic Design approval/acceptance no later than February 9, 2017.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 2018
- Construction - Substantial Completion by: December 2018
- Final Completion/Occupancy by: January 2019

Terms & Conditions

A. Basic Services Fees:

GM has agreed to a lump sum fee for Basic Services of \$169,000 which represents approximately 6.5% of the Construction Budget of \$2,597,422. 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 DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$ 16,900
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$ 42,250
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15.5%	\$ 26,195
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	15.5%	\$ 26,195
Phase IV - Bid/Award	2.0%	\$ 3,380
Phase V - (A) Construction Administration	27.0%	\$ 45,630
Phase V - (B) Punch List/Closeout	4.0%	\$ 6,760
Phase VI - Warranty	1.0%	\$ 1,690
TOTAL BASIC SERVICES FEE:	100.0%	\$ 169,000

B. Supporting Services Fees:

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

- 1) Scope and Program Validation: \$ 6,835
- 2) Additional Site Visits: 60 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$ 13,500

3) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed:	\$ 6,000
4) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed:	\$ <u>7,420</u>
Total Supporting Services Fees, Not-to-Exceed	\$ 33,755

C. 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 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 \$25,000; Comprehensive General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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; 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

John Cal, Associate Vice President of Facilities, FIU
 Bernard Eugene, Project Manager II
 Julian Garcia, Sr., Project Manager, Maint. Operations
 Hilda Jimenez, Planner, Advance Planning
 Asmide Louizi, SBE Contract Compliance Manager
 Thomas Spaulding, ABC Member

Representing

Superintendent of School
 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. Carolina Velez, Professional Selection Analyst, acted as the facilitator (non-voting) for the interviews and as Chief Negotiator during negotiations.

Project Funding (Partially GOB-funded)

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1720100	26360000	740000	01339400
351000	563000	1720100	26360000	740000	01339400
391000	563000	1720100	26360000	740000	01339400

Prior Commissionings

The Board has commissioned GM for the following A/E services within the last three years:

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$1M each for a four-year term (Sheltered Market for SBE)
Date of Commission: 3/12/14

Principal

The Principal/Owner designated to be directly responsible to the Board for Gili-McGraw Architects, L.L.P., is Mr. J. Gary McGraw. The firm is located at 5801 S.W. 99 Terrace, Miami, Florida 33156.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Gili-McGraw Architects, L.L.P., as Architect/Engineer of Record Sheltered Market - Micro Business Enterprises for Building 04 Replacement - Phase I at Miami Beach Senior High School, located at 2231 Prairie Avenue, Miami Beach, Florida 33139, Project Number 01339400, as follows:

- 1) A lump sum fee of \$169,000 for A/E Basic Services; and
- 2) Supporting services fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:rg