

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

SUBJECT: COMMISSIONING OF NYARKO ARCHITECTURAL GROUP, INC., AS ARCHITECT/ENGINEER (SHELTERED MARKET - MICRO BUSINESS ENTERPRISE) FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT LENORA BRAYNON SMITH ELEMENTARY SCHOOL, LOCATED AT 4700 N.W. 12 AVENUE, MIAMI, FLORIDA 33127, PROJECT NUMBER 01529200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In May 2017, a solicitation (Request for Qualifications 152 – Sheltered Market) was published to competitively select an Architect/Engineer of Record (A/E) for the following General Obligation Bond (GOB) funded Projects under the “Procedures for the Selection of Architects and Engineers” (Pilot Program 2nd Revision dated September 6, 2016):

- Renovations and New P.E. Shelter at Earlington Heights Elementary School
4750 N.W. 22 Avenue, Miami, Florida, 33142, Project Number 01423200
- Renovations at Lenora Braynon Smith Elementary School
4700 N.W. 12 Avenue, Miami, Florida 33127, Project Number 01529200
- Renovations at North Miami Beach Senior High School
1247 N.E. 167 Street, Miami, Florida 33162, Project Number 01327000

Ten (10) firms responded to the solicitation. All ten (10) firms were evaluated, and seven (7) firms were short-listed to interview. On August 22, 2017, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Silva Architects, L.L.C.
2	Nyarko Architectural Group, Inc.
3	Palenzuela & Hevia Design Group, Inc.
4	KVH Architects, P.A.
5	Gili-McGraw Architects, L.L.P.
6	Rodriguez Architects, Inc.

**Revised
F-30**

7 ProCon Engineering, Inc.

Notes:

1. All Prime firms hold a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate and a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.
2. This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 15% (as determined by the M-DCPS Goal Setting Committee).

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (Earlington Heights ES), the second-ranked firm for the second-valued project (Lenora Braynon Smith ES), and the third-ranked firm for the third-valued project (North Miami Beach SHS).

Nyarko Architectural Group, Inc. (NAG) is the second-ranked firm and therefore, negotiated for the second-valued GOB funded Renovations project at Lenora Braynon Smith ES. The first, and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Scope of Services:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

The A/E scope of service will be commissioned in two parts, as follows:

PART 1 - Development and approval of a Final Scope Definition Program and Master Plan (based on the Pre-programming Package developed by M-DCPS dated April 2017, including, but not limited to, site analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, and phasing plans). A/E services may include other services as required by the Board.

PART 2 - Staff will negotiate A/E professional services for full design and construction administration services and submit a Board agenda item recommending commissioning following approval of Part 1 services. The Board reserves the right to negotiate with another ranked firm under this solicitation or re-advertise the services using the Final Scope Definition Program and Master Plan developed by NAG.

Negotiations with NAG were successfully concluded and the firm has agreed to provide Program/Master Plan services, as follows:

School Profile:

The campus, on approximately 10 acres, is comprised of 12 permanent buildings and associated covered walkways, built between 1949 and 1999 with a total of 75,086 GSF.

Project Scope:

The preliminary scope of work for this project consists of campus-wide renovations, including but not limited to:

- Provide new storm drainage system (as required),
- Replacement of playground equipment and provide impact surface,
- Re-coating and re-stripping of hardcourts,
- Renovation of group toilets (including ADA upgrades) and miscellaneous plumbing upgrades,
- Replacement of HVAC system components including air handlers, condensers, exhaust fans and controls to DDC (as required),
- PA, FA and security alarm systems upgrades,
- Provide security camera system,
- Selective replacement of acoustical ceilings and flooring,
- Replacement of storage cabinets and stage curtain,
- Selective roofing,
- Replacement of kitchen hood,
- Selective replacement of domestic water piping and classroom lavatories (as required),
- Provide additional GFCI electrical receptacles, interior/exterior lighting, exit signage and miscellaneous electrical work (as required),
- Repair/replacement of stage flooring, and
- Selective interior/exterior paint.

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 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>NAG is M-DCPS certified as a MBE and African-American owned firm</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
MEP Engineering, Inc.	Electrical Engineer	Hispanic-American	SBE Tier 1	8%	-
MEP Engineering, Inc.	Mechanical Engineer	Hispanic-American	SBE Tier 1	8%	-
Lakdas/Yohalem Engineering, Inc.	Structural Engineer	Asian-American	-	-	4%
AMBRO, Inc.	Civil Engineer	African-American	SBE Tier 1	4%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)				20%	-
TOTAL NON-SBE/MBE PARTICIPATION					4%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				24%	

Note:

1. Subsequent to the negotiations, NAG submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 15% to 20%.
2. Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultant(s) at the time the RFQ Response was submitted.

Construction Cost Estimate: \$2,288,534 (GOB funded)

Project Schedule:

NAG has agreed to the following A/E's document submittal schedule for Part 1 - Final Scope Definition Program and Master Plan for the project, including all required consultants, as follows:

PART 1

- Draft Scope Definition Program and Master Plan November 30, 2017
- 100% Final Scope Definition Program and Master Plan January 12, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by December 18, 2017, and that the Final Scope Definition Program and Master Plan will be approved by February 2, 2018, in order to go forward with Part 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services March 14, 2018
- Phase I - Schematic Design April 12, 2018
- Phase II/III Construction Documents 50% complete June 11, 2018

- Phase II/III Construction Documents 100% complete August 9, 2018
- Construction milestones (contingent on approved documents)
- Board Award - Guaranteed Maximum Price (GMP) January 2019
 - Construction - Substantial Completion by: March 2020
 - Final completion by: April 2020

Terms & Conditions:

1. Program/Master Plan Services Fees:

NAG has agreed to a lump sum fee for Program/Master Plan Services of \$16,000 (with a Construction Budget of \$2,288,534). The fee includes all required services, consultants and phasing in order to comply with the project schedule. The fee shall be paid based on completion of the following listed services:

PROGRAM/MASTER PLAN SERVICES	% OF FEE	FEE
Draft Submittal (complete/accepted by M-DCPS)	50%	\$8,000
100% Completed (complete/accepted by M-DCPS)	40%	\$6,400
100% Completed/M-DCPS Approved	10%	\$1,600
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$16,000

2. Supporting Services Fees:

The following service requires prior written authorization by the Board's designee:

- a) Project Specific Survey, (at cost x 1.06) Not-to-Exceed: \$6,500

Total Supporting Services Fees, Not-to-Exceed: \$6,500

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes and District Design Standards and policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- 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 \$500,000 professional liability insurance policy with a maximum deductible of \$25,000; 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 SBE/MBE Sub-Consultants Utilization Goal is 15%. The A/E is required to submit a monthly SBE/MBE 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 Member
 Ana Maria Arias, Planner, Advance Planning
 Paul Rousseau, Project Manager II, Construction
 Keith Warner, Cost Estimator, Advance Planning
 Asmide Louizi, SBE Contracts Compliance Manager
 Meriel Seymore, ABC 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. Carolina Velez, A/E Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and served as chief negotiator during negotiations.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1008100	18210000	740000	01529200

Prior Commissions:

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

- Kenwood K-8 Center
GOB funded Renovations - Project Number 01434400
Date of Commission: October 14, 2015
- Jesse J. McCrary, Jr. Elementary School
GOB 7 funded Renovations - Project Number 01434000
Date of Commission: June 17, 2015
- Architectural/Engineering Projects Consultant (Sheltered Market for Small/Micro Business Enterprises) for Miscellaneous Projects up to \$1M each for a four-year term
Date of Commission: March 12, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for Nyarko Architectural Group, Inc., is Charles Nyarko. The firm is located at 5931 N.W. 173 Drive, Suite 2, Miami, Florida 33015.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Nyarko Architectural Group, Inc., as Architect/Engineer (Sheltered Market Micro Business Enterprise) for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at Lenora Braynon Smith Elementary School, located at 4700 N.W. 12 Avenue, Miami, Florida 33127, Project Number 01529200, as follows:

- 1) A lump sum fee of \$16,000 for Part 1 services; and
- 2) Fees, preliminary project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.


NAD:CV:cv

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(October 11, 2017 School Board Agenda Item F-30)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH ES - LEGAL AD # 152 (SM SBE/MBE)

NYARKO ARCHITECTURAL GROUP, INC.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Nyarko Architectural Group, Inc.

OWNED AND CONTROLLED FIRM, PURSUANT TO

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 21, 2016 Issue Date	August 21, 2019 Expiration Date	6515771 Vendor No.
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Michelle Nicko-Lery

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Nyarko Architectural Group, Inc.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 21, 2016 Issue Date	August 21, 2019 Expiration Date	6515771 Vendor No.
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Michelle Nicko-Lery

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ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(October 11, 2017 School Board Agenda Item F-30)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH ES - LEGAL AD # 152 (SM SBE/MBE)

MEP ENGINEERING, INC.
MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
MEP Engineering, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 6, 2016 Issue Date	September 6, 2019 Expiration Date	6517641 Vendor No.
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Michelle Hicks-Lenz

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1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
MEP Engineering, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 6, 2016 Issue Date	September 6, 2019 Expiration Date	6517641 Vendor No.
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ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(October 11, 2017 School Board Agenda Item F-30)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH ES - LEGAL AD # 152 (SM SBE/MBE)

LADKAS/YOHALEM ENGINEERING, INC. STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Lakdas/Yohalem Engineering, Inc.

IS OWNED AND CONTROLLED BY A(N)
ASIAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

January 22, 2016 Issue Date	January 22, 2019 Expiration Date	6520429 Vendor No.
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ATTACHMENT "A"

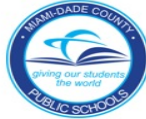
SBE/MBE & M/WBE CERTIFICATES

(October 11, 2017 School Board Agenda Item F-30)

GOB FUNDED RENOVATIONS AT LENORA BRAYNON SMITH ES - LEGAL AD # 152 (SM SBE/MBE)

AMBRO, INC. CIVIL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017 July 6, 2020 6515833
Issue Date Expiration Date Vendor No.

Michelle Nickes-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017 July 6, 2020 6515833
Issue Date Expiration Date Vendor No.

Michelle Nickes-Lenz

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