

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

**SUBJECT: COMMISSIONING OF M. C. HARRY AND ASSOCIATES, INC.,  
AS THE ARCHITECT/ENGINEER OF RECORD FOR  
RENOVATIONS AT SOUTHWEST MIAMI SENIOR HIGH  
SCHOOL, LOCATED AT 8855 S.W. 50 TERRACE, MIAMI,  
FLORIDA 33165, PROJECT NUMBER 01425600**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC  
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

On September 2016, Request for Qualifications (RFQ) 141 was published to competitively select an Architect/Engineer of Record (A/E) for a partial General Obligation Bond (GOB) funded Renovations at Southwest Miami Senior High School, located at 8855 S.W. 50 Terrace, Miami, Florida 33165.

Eight firms responded to the solicitation. One firm was not evaluated due to an incomplete submittal; seven firms were evaluated, and all seven firms were invited to interview for the project. On November 22, 2016, all seven firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.C. Harry and Associates, Inc.
2	Wolfberg Alvarez and Partners, Inc. (b)
3	Silva Architects, LLC (a) (b)
4	Rodriguez Architects, Inc. (a) (b)
5	Palenzuela & Hevia Design Group, Inc. (a) (b)
6	KVH Architects, Inc. (a) (b)
7	Saltz Michelson Architects, Inc.

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

M. C. Harry and Associates, Inc. (MCH), was ranked number one, and in accordance with the "Procedures for the Selection of Architects and Engineers", Pilot Program 2<sup>nd</sup> Revision September 6, 2016, was selected to negotiate. Negotiations with MCH were successfully concluded and based upon the Programming Package by Wolfberg Alvarez and Partners, Inc., dated June 18, 2015, MCH will provide full A/E design and construction administration services, as follows:

School Profile:

The existing facility, on a 23-acre site, is comprised of 17 permanent buildings and associated covered walkways, built between 1956 and 2011 with a total of 315,391 GSF. The site also provides a shared Bus/Parent Drop-off area and five separate onsite students, staff and visitor parking areas. There are 20 portable buildings on site.

Preliminary Project Scope:

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

Site

- New Parent drop-off,
- New covered walkways,
- Upgrade of site drainage to include new catch basin and drainage system,
- New concrete pavement,
- Repair and re-stripping of asphalt paving, including traffic signage, bollards, wheel stops and ADA tactile surfaces,
- Re-surfacing and re-stripping of basketball courts and replacement of basketball standards,
- Re-surfacing and re-stripping of competition running track, and
- Replacement of kitchen grease trap and new dumpster concrete slab.

Exterior/Interior

- Replacement and modification of selective exterior windows,
- Reinforcement of roof structurally to receive A/C curbs,
- Replacement of stair treads, nosing and handrail/railings,
- Removal of lockers in corridors and replacement at selected locations,
- Replacement of selective doors, frames, hardware, flooring, toilet room wall tile, ceiling tile, and
- Painting of selective interior and exterior areas as needed.

Plumbing

- Renovation of group toilet rooms and locker rooms to include fixtures, piping and finishes,
- Renovation of student and public toilet rooms with ADA compliant layout,
- Replacement of sanitary sewer, vent piping and domestic water piping as needed,
- Replacement of 750-gallon fuel storage tank, and
- Replacement of water coolers, water heater, gas piping and Science Labs sinks.

**HVAC**

- Replacement of complete HVAC system to include duct dampers, direct digital control (DDC) system, cooling towers, chillers, air handling units, and unit ventilators,
- Replacement of exhaust and ventilation fans,
- Provide new structural frames to support several cooling towers and chiller units, and
- Expansion of mechanical rooms (as required).

**Electrical**

- Upgrade of lighting fixtures (including stage lighting) and replacement of distribution panel board,
- Increase electrical service for new equipment (as required), and
- New Public Address System (Bldg. 6 and Site) and Security Camera System (Bldgs. 1 and 5) and minor electrical upgrades.

**Scope of Professional Services:**

- The project will require full A/E design and construction administration 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.

**Construction Delivery Method:**

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR 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:

<b>PRIME FIRM</b> MCH is not M-DCPS certified SBE, MBE or M/WBE	<b>DISCIPLINE/ ROLE</b>	<b>M/WBE CERTIFICATION CATEGORY</b>	<b>SMBE GOAL (%)</b>		<b>NON-SMBE (%) COMMITMENT</b>
<b>SUB-CONSULTANT FIRM NAME</b>			<b>SMBE CERTIFICATION CATEGORY</b>	<b>COMMITMENT</b>	
SDM Consulting Engineers, Inc.	Electrical Engineer	Hispanic American	SBE-Tier 2	9.50%	
SDM Consulting Engineers, Inc.	Mechanical Engineer	Hispanic American	SBE-Tier 2	9.50%	
Building Center No. 3	Const. Admin./ Architect	African- American	MBE	1.00%	

Bliss & Nyitray, Inc.	Structural Engineer	-	-	-	5.00%
Keith & Associates, Inc	Civil Engineer	Woman	-	-	2.00%
<b>TOTAL SUB-CONSULTANT PARTICIPATION (M-DCPS Mandatory SMBE Goal 20%)</b>				<b>20.00%</b>	<b>7.00%</b>
<b>OVERALL SUB-CONSULTANT PARTICIPATION</b>				<b>27.00%</b>	

Construction Budget: \$9,074,160 (GOB funded)

Project Schedule

MCH has agreed to the following document submittal schedule:

- Phase I - Schematic Design: March 1, 2017
- Phase - II/III Construction Documents 50% complete: April 28, 2017
- Phase - II/III Construction Documents 100% complete: July 7, 2017

Note: Phase II/III submittals are predicated on M-DCPS' Phase I – Schematic Design approval/acceptance no later than March 10, 2017.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): December 6, 2017
- Construction - Substantial Completion by: December 2019
- Final Completion/Occupancy by: February 2020

Terms & Conditions:

A. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$657,000 which represents approximately 7.24% of the Construction Budget of \$9,074,160. 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:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	13.0%	\$ 65,700
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$ 170,820
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$ 95,265
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	14.5%	\$ 95,265
Phase IV - Bid/Award	2.0%	\$ 13,140

Phase V - (A) Construction Administration	28.0%	\$ 183,960
Phase V - (B) Punch List/Closeout	4.0%	\$ 26,280
Phase VI - Warranty	1.0%	\$ 6,570
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100.0%</b>	<b>\$ 657,000</b>

B. Supporting Services Fees:

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

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|---|------------------|
| 1) Additional Site Visits: 100 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: | \$ 22,500        |
| 2) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed:   | \$ 7,500         |
| 3) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed:   | <u>\$ 25,000</u> |

Total Supporting Services Fees, Not-to-Exceed	\$ 55,000
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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 \$50,000; Commercial 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

Thomas Spaulding, ABC Member  
 Erskin Howard, Sr. Project Manager  
 Bernard Eugene, Project Manager II  
 Hilda Jimenez, Planner  
 Asmide Louizi, SBE Contract Compliance Officer  
 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. Mr. Octavio D. Suarez, Professional Selection Analyst, acted as the facilitator (non-voting) for the interviews and as chief negotiator.

Project Funding (Partial GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1743100	26690000	740000	01425600

Prior Commissionings:

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

- A/E of Record for New K8 Center (Facility Conversion), GOB funded - Project Number: Phase 2A 01439703, Phase 2B 01439704  
 Date of Commission: July 13, 2016
- A/E of Record for Benjamin Franklin K8 Center, GOB funded Addition and Renovations – Project Number 014327000  
 Date of Commission: July 13, 2016
- A/E of Record for Hialeah Miami Lakes Senior High School, GOB funded Renovations – Project Number 01326600  
 Date of Commission: March 9, 2016
- Architect/Engineer of Record for Arcola Lake Elementary School, GOB funded Renovations – Project Number 01432500  
 Date of Commission: October 14, 2015
- A/E of Record for American Senior High School, GOB funded Renovations – Project Number 01419100

Date of Commission: January 14, 2015

- A/E of Record for Oak Grove Elementary School, GOB funded Renovations – Project Number 01337300

Date of Commission: January 16, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry and Associates, Inc. is Ms. Lourdes Solera. 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 Renovations at Southwest Miami Senior High School, located at 8855 S.W. 50 Terrace, Miami, Florida 33165, Project Number 001425600, as follows:

- 1) a lump sum fee of \$657,000 for A/E Basic Services; and
- 2) Supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:ODS:ods