

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

SUBJECT: COMMISSIONING OF LIVS ASSOCIATES AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED EXCEPTIONAL STUDENT EDUCATION CLASSROOM ADDITION (REUSE OF GULFSTREAM ELEMENTARY SCHOOL ADDITION) AT CITRUS GROVE ELEMENTARY SCHOOL, 2121 N.W. 5 STREET, MIAMI, FLORIDA 33125, PROJECT NUMBER 01509200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In accordance with Florida Statute 287.055, public notice requirement or utilization of the selection process is not required for reuse of existing plans from a prior project of the Board.

On June 17, 2015, LIVS Associates (LIVS), was commissioned by the Board as Architect/Engineer of Record (A/E) for an Addition to Replace Portables at Gulfstream Elementary School, Project Number 01442700 (under RFQ 119). Due to the similarity of scope and programming for the General Obligation Bond (GOB) funded Exceptional Student Education (ESE) Classroom Addition at Citrus Grove Elementary School, 2121 N.W. 5 Street, Miami, Florida 33125, Project Number 01509200, staff determined that a reuse of the Gulfstream ESE classroom addition would be in the best interest of the District. This determination is based on providing cost efficiencies, expedited design and construction duration, and could meet the scheduled construction completion and occupancy by December 2018.

Negotiations with LIVS as A/E of Record have been successfully concluded, as follows:

Scope of Professional Services

Based on the Program Package by M-DCPS' Advanced Planning (dated November 2016), the A/E shall develop a final, approved Facilities List, Project Schedule and Cost Estimate. The project requires full A/E design and construction administration services, including field verification and assessment of existing conditions and scope validation, and may also include other services as requested by the Board. The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

The A/E shall site-adapt and modify the existing Construction Documents to comply with the Florida Building Code, 5th Edition (2014), SREF, M-DCPS Design Standards, and all other applicable Codes. 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 (i.e., minimum Certified).

Project Scope

The project scope, per the revised November 30, 2016 Pre-programming Package, was modified on December 20, 2016, to exclude any remaining scope which was not a part of the reuse of the ESE Classroom Addition at Gulfstream Elementary School. The negotiated preliminary scope of work, includes, but is not limited to:

- New ESE Classroom addition, approximately 15,977 gross square feet (gsf), to provide 232 student stations (ss), a net gain of 58 ss, per draft M-DCPS Facilities List, dated May 31, 2016. The new ESE Classroom building is a reuse of the Gulfstream ESE Classroom building design, modified to meet specific needs of Citrus Grove Elementary School (i.e. 12 Classrooms each approximately 850 gsf, with room divider and shared single student toilet room, staff toilets, custodial service closet, and resource room);
- Approximately 28 new parking spaces (or as required by the new addition) and, depending upon building location, possible new parent drop-off;
- All required covered walkways, drives, etc.;
- All utility (water, sewer, electrical, etc.) and Fire Alarm, Public Address, Security, CCTV, etc., systems' integration with the existing Elementary School; and
- All site landscaping, paving and drainage associated with the new classroom addition.

Construction Delivery Method

In accordance with the M-DCPS Construction Delivery Method Matrix, the traditional hard bid 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.

Construction Budget: \$3,574,987 (GOB-funded)

Small/Micro Business Enterprise (SMBE)

This project, as a reuse of the Gulfstream ESE Classroom Building, is required to meet the same Mandatory SMBE goals as the original project. Therefore, the Citrus Grove Elementary School Project has a SMBE Mandatory Sub-consultant Participation Goal of 15%.

PRIME FIRM (LIVS is M-DCPS-certified Hispanic American and SBE-Tier 1)	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	MANDATORY (%) COMMITMENT
SUBCONSULTANT FIRM NAME				
Hammond & Associates, Inc. (*)	Mechanical Engineer	African-American	Micro Business Enterprise	5.00%
Eastern Engineering Group Company (**)	Structural Engineer	Hispanic-American	Small Business Enterprise - Tier 1	4.00%
Eastern Engineering Group Company (**)	Civil Engineer	Hispanic-American	Small Business Enterprise - Tier 1	6.00%
Mandatory Sub-consultant Participation SMBE Goal 15%				15.00%

(*) The original Mechanical Engineer for Gulfstream, a Principal of LIVS, retired in 2016; Therefore, LIVS has replaced the original Mechanical Engineer with the sub-consultant firm of Hammond & Associates, Inc.

(**) The percentage participation for Eastern Engineering Group Company has decreased from the original project due to the fact that this is a reuse project.

Project Schedule

LIVS has agreed to the following document submittal schedule:

- Final Scope Definition Program:
Completed/Submitted to M-DCPS by: March 22, 2017
- Phase I - Schematic Design: Completed/Submitted to M-DCPS by: May 17, 2017
- Phase II/III Construction Documents:
50% Completed/Submitted to M-DCPS by: July 7, 2017
- Phase II/III Construction Documents:
100% Completed/Submitted to
and accepted by M-DCPS by: August 22, 2017

Note: The Final Scope Definition Program must be accepted by M-DCPS no later than April 5, 2017, in order for the Phase I – Schematic Design documents to be completed and submitted by the A/E no later than May 17, 2017.

Project construction milestone dates are as follows:

- Board Award: December 6, 2017
- Construction - Substantial Completion by: October 2018

Terms & Conditions

A. Basic Services Reuse Fee:

LIVS has agreed to a lump sum reuse fee for Basic Services of \$170,000, which represents approximately 4.76% of the Construction Budget of \$3,574,987. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, (including modifications to the Gulfstream building as requested by M-DCPS), sub-consultants, code updates, site adaptation, FISH documentation, 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 reuse 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%	\$ 17,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS):	20%	\$ 34,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS):	20%	\$ 34,000
Phase II/III - Construction Documents, 100% (complete/approved for construction by the Building Code Consultant/Building Official)	10%	\$ 17,000
Phase IV - Bid/Award	4%	\$ 6,800
Phase V - (A) Construction Administration	31%	\$ 52,700
Phase V - (B) Punch List/Closeout	4%	\$ 6,800
Phase VI – Warranty/Post Occupancy	1%	\$ 1,700
TOTAL BASIC SERVICES FEE:	100%	\$170,000

B. Supporting Services Fees:

- a) Final Scope Definition Program, Lump Sum Fee: \$ 15,000
 (payment contingent upon Board’s Acceptance of the completed document)

- b) The following services require prior written authorization by the Board’s designee:
 - 1) Additional Site Visits: A maximum of 54 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$ 12,150
 - 2) Updated Boundary Land Survey, at cost x 1.06, Not-to-Exceed: \$ 15,000

3) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed: \$ 15,000
 (including HVAC commissioning)

Total Supporting Services Fees, Not-to-Exceed: \$ 57,150

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 (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;
- Mandatory SMBE Utilization Goal for sub-consultants is 15%. The A/E is required to submit a monthly SMBE 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.

Project Funding - GOB

Fund	Commitment Item	Funds Center	Program	Function
351000	568000	1080100	19020000	740000

Prior Commissions:

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

- A/E of Record for GOB Funded Renovations Project at Toussaint L'Ouverture Elementary School, Project Number 01435500
Date of Commission: 10-14-2015
- A/E of Record (Sheltered Market for SMBE) for GOB Funded Renovations Project at Coconut Grove Elementary School, Project Number 01433000
Date of Commission: 9-9-2015
- A/E of Record for GOB Funded Addition to Replace Portables at Gulfstream Elementary School, Project Number 01442700
Date of Commission: 6-17-2015
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
Date of Commission: 9-5-2012; 8-10-16 (One-year Extension from 9-4-16 to 9-4-17)

Principal

The Principal/Owner designated to be directly responsible to the Board for LIVS Associates is Mr. F. Antonio Rosabal. The firm is located at 2121 Ponce de Leon Boulevard, Suite 610, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission LIVS Associates as Architect/Engineer of Record for General Obligation Bond funded Exceptional Student Education Classroom Addition (Reuse of Gulfstream Elementary School Addition) at Citrus Grove Elementary School, 2121 N.W. 5 Street, Miami, Florida, 33125, Project Number 01509200, as follows:

- 1) a lump sum fee of \$170,000 for A/E Reuse 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:SGK:sgk