

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

SUBJECT: COMMISSIONING OF LAURA M. PEREZ AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD TO PROVIDE PART 1 SERVICES (PROGRAMMING AND MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED BUILDING 01 REPLACEMENT AND RENOVATIONS AT COMSTOCK ELEMENTARY SCHOOL, LOCATED AT 2420 N.W. 18 AVENUE, MIAMI, FLORIDA 33142, PROJECT NUMBER 01433100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In September 2016, a solicitation (Request for Qualifications #143) was published to competitively select Architect/Engineer (A/E) of Record firms for Part 1 and 2 services 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):

- Building 01 Replacement and Renovations at Comstock Elementary School, 2420 N.W. 18 Avenue, Miami, Florida, 33142; Project Number 01433100,
- Renovations at Coral Gables Senior High School, 450 Bird Road, Coral Gables, Florida 33146; Project Number 01433200, and
- Renovations and New Addition at Dr. Henry W. Mack/West Little River K-8 Center, 2450 N.W. 84 Street, Miami, Florida 33147; Project Number 01443200.

Thirteen (13) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete submittals; ten (10) firms were evaluated, and eight (8) firms were short-listed to interview for the project. On December 20, 2016, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Laura M. Perez and Associates, Inc. (a)(b)
2	M. C. Harry and Associates, Inc.

- 3 KVH Architects, P.A. (a)(b)
- 4 SR Architects, P.A. (a)(b)
- 5 Rodriguez Architects, Inc. (a)(b)
- 6 Wolfberg Alvarez and Partners, Inc. (a)
- 7 Silva Architects, L.L.C. (a)(b)
- 8 Saltz Michelson Architects, Inc.

- 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

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 20% (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, the second-ranked firm for the second-valued project and the third-ranked firm for the third-valued project.

Laura M. Perez and Associates, Inc., (LMP), was ranked first and, therefore, negotiated for the highest-valued GOB funded Building 01 Replacement and Renovations project at Comstock Elementary School. The second-ranked 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. 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.

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 December 14, 2015, including, but not limited to, site analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, development of educational specifications and phasing plans). A/E services may include other services as required by the Board.
- PART 2 - Staff will negotiate A/E of Record professional services for full design and construction administration services and submit a Board Agenda item commissioning recommendation 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 LMP.

Negotiations with LMP were successfully concluded and the firm has agreed to provide Final Scope Definition Program and Master Plan services, as follows:

School Profile:

The existing facility, on a 12-acre site, is comprised of 8 permanent buildings and associated covered walkways, built between 1925 and 1992 with a total of 78,991 GSF.

Project Scope:

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

Site

- Demolition and replacement of Building 01 with a new 36,405 SF building to house Classrooms, Art and Music Labs and Media Center,
- Provide selective new covered walkways,
- Replacement of Kindergarten playground,
- Re-surfacing and re-stripping of basketball courts, and
- Demolition of 6 portables including site restoration.

Exterior/Interior

- Replacement of selective windows in Building 02,
- Renovation of selective interior finishes, and
- Painting of selective interior and exterior areas as needed.

Plumbing

- Renovation of group and single toilet rooms to include fixtures, piping, finishes, and
- Replacement of sanitary sewer and domestic water piping (as needed) and provide new back-flow preventer.

HVAC

- Replacement of complete HVAC system components to include exhaust fans and Direct Digital Control (DDC)/EMS system (as required).

Electrical

- Provide new Public Address System in Building 08, and
- Provide new Security Camera System (as required) and minor electrical upgrades.

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 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>LMP is certified by M-DCPS as a SBE Tier 1 and Hispanic-American firm</u>					
SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE % COMMITMENT
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American	SBE Tier 1	10.0%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American	SBE Tier 1	10.0%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American	-	-	8.0%
AMBRO, Inc.	Civil Engineer	African-American	SBE Tier 1	4.0%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman	MBE	1.0%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				25.0%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	8.0%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				33.0%	

Construction Cost Estimate: \$7,832,371 (GOB funded)

Project Schedule:

LMP has agreed to the following A/Es document submittal schedule for Part I – Final Scope Definition Program and Master plan for the project, including all required consultants, as follows:

PART 1

- Draft Scope Definition Program & Master Plan (Submittal) June 13, 2017
- 100% Final Scope Definition Program & Master Plan (Submittal) July 11, 2017

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by June 27, 2017, and that the Final Scope Definition Program and Master Plan will be approved by July 21, 2017, in order to go forward with Part II negotiations.

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

- Board Commission – Full A/E Services September 2017
- Phase 1 – Schematic Design October 2017
- Phase II/III Construction Documents 50% complete December 2017
- Phase II/III Construction Documents 100% complete April 2018

(Construction milestone dates contingent on approved documents)

- Board Award – Guaranteed Maximum Price (GMP) August 2018
- Construction – Substantial Completion by March 2020
- Final Completion/Occupancy by April 2020

Terms & Conditions:

1. Final Scope Definition Program and Master Plan Services Fee:

LMP has agreed to a lump sum fee for Final Scope Definition Program and Master Plan Services of \$32,500 (with a Construction Budget of \$7,832,371). The fee includes all required services, consultants and phasing in order to comply with the project schedule, unless noted otherwise as Supporting Services fees. The fee shall be paid based on completion of the following listed phases:

FINAL SCOPE DEFINITION AND MASTER PLAN SERVICES	% OF FEE	FEE
Draft Submittal (complete/accepted by M-DCPS)	50%	\$16,250
100% Completed (complete/accepted by M-DCPS)	40%	\$13,000
100% Completed/M-DCPS Approved	10%	\$3,250
TOTAL FINAL SCOPE DEFINITION AND MASTER PLAN FEE:	100.0%	\$32,500

2. The following Supporting Services require prior written authorization by the Board's designee:

- a) Project-Specific Land Survey (at cost x 1.06), Not-to-Exceed: \$10,000
- Total Supporting Services Fees, Not-to-Exceed: \$10,000

3. 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 SBE/MBE Sub-consultants Utilization Goal is 20%. 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;
- A Re-use Fee shall be calculated per Article XIII of the Agreement, should the Board opt to re-use the design and construction documents at another facility in the future; 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 Committee Member

Hilda Jimenez, Planner, Advanced Planning

Jorge Bonsenor, Sr. Project Manager, Facilities Operation

Ivan Gonzalez, Project Manager II, Construction

Asmide Louizi, SBE Contracts Compliance Manager

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. Ms. Carolina Velez, A/E Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and Ms. Antoinette Baldwin served as chief negotiator during the negotiations.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1088100	19110000	740000	01433100
351000	568000	1088100	19110000	740000	01433100

Prior Commissions:

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

- A/E of Record at Miami Arts Studio 6-12 at Zelda Glazer
Non-GOB funded Auditorium & Classroom Addition - Project No. 01543800
A/E Commissioned: June 22, 2016
- A/E of Record (MBE - Sheltered Market) at Ben Sheppard Elementary School
GOB funded Classroom Addition and Renovations - Project No. 01423500
A/E Commissioned: April 13, 2016
- A/E of Record at Springview Elementary School
GOB funded Renovations - Project No. 01435400
A/E Commissioned: October 14, 2015
- A/E of Record (SMBE - Sheltered Market) at D. A. Dorsey Technical College
GOB funded Renovations - Project No. 01442900
A/E Commissioned: June 17, 2015
- A/E of Record at Henry H. Filer Middle School
GOB funded Renovations - Project No. 01433700
A/E Commissioned: June 17, 2015
- A/E at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus (Program & Master Plan)
GOB funded Partial Replacement & Renovations - Project No. 01339200
A/E Commissioned: November 19, 2014 (Part I)
- A/E of Record at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus
GOB funded Partial Replacement & Renovations - Project No. 01339200
A/E Commissioned: August 5, 2015 (Part II)
- A/E of Record at Kinloch Park Middle School
GOB funded Renovations - Project No. 01338900
A/E Commissioned: October 7, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for Laura M. Perez and Associates, Inc. is Ms. Laura M. Perez. The firm is located at 2401 N.W. 7 Street, Miami, Florida 33125.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez and Associates, Inc., as Architect/Engineer of Record to provide Part 1 services (programming and master plan) for Building 01 Replacement and Renovations at Comstock Elementary School, located at 2420 N.W. 18 Avenue, Miami, Florida, 33142, Project Number 01433100, as follows:

- 1) a lump sum fee of \$32,500 for Part 1; 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.

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