

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

SUBJECT: COMMISSIONING OF M. C. HARRY AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD TO PROVIDE PART 1 SERVICES (PROGRAMMING AND MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS, AT CORAL GABLES SENIOR HIGH SCHOOL, LOCATED AT 450 BIRD ROAD, CORAL GABLES, FLORIDA 33146, PROJECT NUMBER 01433200

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)

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- 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.

M. C. Harry and Associates, Inc. (MCH), was ranked second, and, therefore, negotiated for the second-valued GOB funded Renovations project at Coral Gables Senior High School. The first-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 May 16, 2016, 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 I 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 MCH.

Negotiations with MCH 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 25-acre site, is comprised of 14 permanent buildings and associated covered walkways, built between 1950 and 2010 with a total of 290,273 GSF.

Project Scope:

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

Site

- Provide new Bus Drop-off area to include associated drives and covered walkways, and
- Provide sealcoat and re-stripping of parking areas; to include replacement of wheel stops.

Exterior/Interior

- Replacement of windows at Buildings 01 - 05, 07 and 08,
- Replacement of roofing at Buildings 05 and 06,
- Replacement of flooring at Building 04,
- Replacement of selective acoustical ceilings, interior and exterior doors, frames and hardware, and
- Painting of exterior as needed.

Plumbing

- Replacement of selective fixtures and finishes at group toilet rooms,
- Replacement of selective drinking fountains,
- Renovations of group toilets, locker rooms and showers at Building 08, and
- Replacement of gas piping at Building 03.

HVAC

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

Electrical

- Provide additional security cameras and fire alarm devices, and
- Upgrade sound system at Building 08.

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>MCH is not M-DCPS certified as a SBE/MBE or M/WBE</u>	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE % COMMITMENT
SUB-CONSULTANT FIRM NAME					
SDM Consulting Engineers, Inc.	Electrical Engineer	Hispanic-American	SBE Tier 2	9.5%	-
SDM Consulting Engineers, Inc.	Mechanical Engineer	Hispanic-American	SBE Tier 2	9.5%	-
Bliss and Nyitray, Inc.	Structural Engineer	-	-	-	5.0%
Keith and Associates, Inc.	Civil Engineer	Woman	-	-	2.0%
Building Center No 3	Construction Administration	African-American	MBE	1.0%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				20.0%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	7.0%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				27.0%	

Construction Cost Estimate: \$7,341,720 (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 and Master Plan (Submittal) June 13, 2017
- 100% Final Scope Definition Program and 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 Fees:
MCH has agreed to a lump sum fee for Final Scope Definition Program and Master Plan Services of \$27,000 (with a Construction Budget of \$7,341,720). 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%	\$13,500
100% Completed (complete/accepted by M-DCPS)	40%	\$10,800
100% Completed/M-DCPS Approved	10%	\$2,700
TOTAL FINAL SCOPE DEFINITION AND MASTER PLAN FEE:	100.0%	\$27,000

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: \$15,000
- b) Project-Specific Traffic Study (at cost x 1.06), Not-to-Exceed: \$15,000

- Total Supporting Services Fees, Not-to-Exceed \$30,000

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 negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1707100	26240000	740000	01433200
391000	568000	1707100	26240000	740000	01433200

Prior Commissions:

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

- A/E of Record for Southwest Miami Senior High School
 GOB funded Renovations - Project Number 01425600
 Date of Commission: January 25, 2017
- 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 K-8 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 to provide Part 1 Services (programming and master plan) for Renovations at Coral Gables Senior High School, located at 450 Bird Road, Coral Gables, Florida 33146, Project Number 01433200, as follows:

- 1) a lump sum fee of \$27,000 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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