

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

SUBJECT: COMMISSIONING OF KVH ARCHITECTS, P.A., AS ARCHITECT/ENGINEER (A/E) OF RECORD FOR RENOVATIONS AND NEW ADDITION AT DR. HENRY W. MACK/WEST LITTLE RIVER K-8 CENTER, LOCATED AT 2450 N.W. 84 STREET, MIAMI, FLORIDA 33147, PROJECT NUMBER 01443200

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)

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- 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.

KVH Architects, P.A, (KVH), was ranked third and, therefore, negotiated for the third-valued GOB funded Renovations and New Addition Project at Dr. Henry W. Mack/West Little River K-8 Center. The first-ranked and second-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with KVH were successfully concluded and the firm has agreed to provide the scope/program validation and full A/E design and construction administration services, as follows:

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.

School Profile:

The existing facility is on a 9-acre site and is comprised of 9 permanent buildings and associated covered walkways built between 1948 and 2004 with a total of 76,765 GSF.

Project Scope:

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

- Demolition of Mechanical Building 06 including site restoration, and
- Provide new +/-4,853 SF building to house Science Demo Lab, Multi-purpose Room, Physical Education locker rooms, group toilets and related support spaces.

Site

- Partial relocation of sanitary sewer lines and manholes,

- Repair, reconfiguration and re-striping of existing parking area (with 75 spaces required),
- Replacement of concrete walks,
- Provide new covered walkways,
- Provide new Estate fencing and gates,
- Provide new entry plaza including an ADA-compliant ramp,
- Provide new Kindergarten play area with impact surface and shade structure,
- Provide new exercise bar area with impact surface, and
- Re-surfacing and re-striping of hardcourts.

Exterior/Interior

- Renovation and remodeling to comply with new facilities list,
- Interior demolition of Buildings 01, 02 and 03,
- Renovation and remodeling of Building 02 into four First Grade and two Second Grade Classrooms,
- Renovation and remodeling of Building 03 into two Pre-kindergartens and two Kindergarten Classrooms,
- Signage replacement and painting for reassignment of two Primary Classrooms into two Kindergarten Classrooms only in Building 08,
- Renovation of Kitchen, Dining and Serving areas including equipment replacement at Building 01,
- Replacement of finishes and provide new interior finishes including acoustical ceilings and flooring,
- Removal of chain link fencing from exterior corridor openings and provide new decorative metal grilles at Building 01,
- Replacement of exterior doors, frames and hardware,
- Provide windows at Buildings 02 and 03,
- Replacement of stair railings,
- Assessment of existing wooden roof structure for building code compliance and replacement as needed, and
- Repair exterior stucco and provide exterior/interior painting.

Plumbing

- Renovations of toilet rooms in Building 01 and provide new toilet rooms for Buildings 02 and 03, and
- Replacement of drinking fountain.

HVAC

- Modification of existing A/C wall unit locations to receive new HVAC system, Direct Digital Controls (DDC)/EMS with controls, replacement of exhaust fan at Building 11, and
- Renovation of selective HVAC systems.

Electrical

- Electrical upgrade to accommodate all new systems as required,
- Replacement of lighting and lighting controls, electrical upgrades, and

- Replacement of CCTV, security alarm, Fire Alarm (FA) systems, and upgrade of Public Address (PA) system

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 KVH is certified by M-DCPS as MBE and Hispanic- American firm	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE % COMMITMENT
SUB-CONSULTANT FIRM NAME					
TLC Engineering for Architecture, Inc.	Electrical Engineer	Hispanic-American	SBE Tier 1	-	6%
TLC Engineering for Architecture, Inc.	Mechanical Engineer	Hispanic-American	SBE Tier 1	-	6%
Eastern Engineering Group Co.	Structural Engineer	Hispanic-American	SBE-Tier 1	13.0%	-
Ross Engineering, Inc.	Civil Engineer	Woman	SBE Tier 1	7.0%	-
Chen Moore and Associates, Inc.	Landscape Architect	Asian-American	-	-	1%
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				20.0%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	13.0%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				33.0%	

Construction Cost Estimate: \$7,286,499 (GOB funded)

Project Schedule:

KVH has agreed to the following document submittal schedule:

- Final Scope Validation: April 11, 2017

- Phase I - Schematic Design: May 30, 2017
- Phase - II/III Construction Documents 50% complete: July 14, 2017
- Phase - II/III Construction Documents 100% complete: September 26, 2017

Note: The Phase submittal due dates described above are predicated on M-DCPS acceptance of the Final Scope Validation by April 28, 2017.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price: March 13, 2018
- Construction - Substantial Completion by: October 2019
- Final Completion by: December 2019

Terms & Conditions:

1. Basic Services Fees:

KVH has agreed to a lump sum fee for Basic Services of \$520,000, which represents approximately 7.13% of the Construction Budget of \$7,286,499. This Basic Services fee includes all required services, consultants and phasing in order to comply with the project schedule, unless noted otherwise as Supporting Services fees. Basic Services 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)	10.0%	\$52,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$130,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$75,400
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	14.5%	\$75,400
Phase IV - Bid/Award	2.0%	\$10,400
Phase V - (A) Construction Administration	29.0%	\$150,800
Phase V - (B) Punch List/Closeout	4.0%	\$20,800
Phase VI - Warranty	1.0%	\$5,200
TOTAL BASIC SERVICES FEE:	100.0%	\$520,000

2. Supporting Services Fees:

- a) Final Scope Validation approved by M-DCPS
Lump Sum Fee: \$8,500

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

- a) Additional Site Visits: A maximum of 60 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$13,500
- b) Test & Balance Services (at cost x 1.06), Not-to-Exceed: \$20,000
- c) Project-Specific Survey (at cost x 1.06), Not-to-Exceed: \$7,500

Total Supporting Services Fees, Not-to-Exceed: \$41,000

4. 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	563000	1586100	23670000	740000	01443200
351000	568000	1586100	23670000	740000	01443200

Prior Commissions:

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

- Architect/Engineer of Record at Gratigny Elementary School
GOB funded Renovations - Project No. 01433600
A/E Commissioned: March 9, 2016
- Architect/Engineer of Record at Parkview Elementary School
GOB funded Renovations - Project No. 01435200
A/E Commissioned: October 14, 2015
- Architect/Engineer of Record (Sheltered Market Small/Micro Business Enterprise) at Henry M. Flagler Elementary School
GOB funded Renovations - Project No. 01433800
A/E Commissioned: June 17, 2015
- Architect/Engineer of Record at Melrose Elementary School
GOB funded Renovations - Project No. 01337400
A/E Commissioned: October 7, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for KVH Architects, P.A., is Ms. Caridad Hidalgo-Gato. The firm is located at 3900 N.W. 79 Avenue, Suite 465, Doral, Florida 33166.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission KVH Architects, P.A., as Architect/Engineer of Record for Renovations and New Addition at Dr. Henry W. Mack/West Little River K-8 Center, located at 2450 N.W. 84 Street, Miami, Florida 33147, Project Number 01443200, as follows:

- 1) a lump sum fee of \$520,000 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.

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