

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

- SUBJECT:**
- 1. COMMISSIONING OF HKS ARCHITECTS, INC. AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR A NEW SMALL SENIOR HIGH SCHOOL PROTOTYPE (PART 1 SERVICES) FOR MARINE ACADEMY OF SCIENCE AND TECHNOLOGY (MAST) AT FIU SENIOR HIGH SCHOOL BISCAYNE BAY CAMPUS (PHASE I), PROJECT NUMBER 01654500; AND**
 - 2. AUTHORIZE THE SUPERINTENDENT TO EXECUTE A SITE ACCESS AGREEMENT WITH FIU TO PROVIDE FOR THE BOARD, ITS AGENTS, EMPLOYEES AND REPRESENTATIVES, TO ACCESS DESIGNATED PORTIONS OF THE FIU BISCAYNE BAY CAMPUS, LOCATED AT 3000 N.E. 151 STREET, NORTH MIAMI, FLORIDA, TO CONDUCT DUE DILIGENCE ACTIVITIES RELATED TO THE PROJECT**

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

1. Introduction to commissioning recommendation:
In November 2016, a solicitation (Request for Qualifications #147) was published to competitively select Architect/Engineer of Record (A/E) for Part 1 services for the following Project under the "Procedures for the Selection of Architects and Engineers" (Pilot Program 2nd Revision dated September 6, 2016):
 - New Small Senior High School (SHS) Prototype for Marine Academy of Science and Technology (MAST) at FIU Senior High School (SHS) Biscayne Bay Campus (Phase I), North Miami, Florida, 33181; Project Number 01654500.

Eight (8) firms responded to the solicitation. One (1) firm was not evaluated due to incomplete submittals; seven (7) firms were evaluated, and four (4) firms were short-listed to interview for the project. One (1) firm, Laura M. Perez & Associates, Inc., declined to interview. On February 9, 2017, the remaining three (3) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

| <u>Rank</u> | <u>Firm</u> |
|-------------|--|
| 1 | HKS Architects, Inc. |
| 2 | Zyscovich, Inc. |
| 3 | Wolfberg Alvarez & Partners, Inc. ^(a) |

Notes: (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 20% (as determined by the M-DCPS Goal Setting Committee).

Selection:

HKS Architects, Inc. (HKS) was the top-ranked firm, and in accordance with the "Procedures for the Selection of Architects and Engineers", was selected to negotiate for A/E of Record for this New Small SHS Prototype for MAST at FIU SHS Biscayne Bay Campus.

Scope of Services:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied FIU Biscayne Bay 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 (2) 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 October 2016, including, but not limited to, site analysis, building analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, development of master plans, phasing plans and educational specifications). 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 HKS.

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

School Profile:

MAST at FIU SHS Biscayne Bay Campus is located within the FIU Biscayne Bay Campus at 3000 N.E. 151 Street, Miami FL, and is part of the North Region. There are a total of 217 students currently housed in 4 portables and in 9 classrooms within an FIU classroom building. The new Small SHS Prototype will be located on the southwest portion of the Biscayne Bay Campus on approximately 5.3 acres.

Project Scope:

Phase I: The preliminary Phase I project scope shall include, but is not limited to, a new (+/-) 57,788 GSF SHS prototype to house 669 student stations for MAST at FIU Biscayne Bay Campus, as follows:

- General Purpose Classrooms (English, Mathematics and Social Studies), Science Demo classrooms, Skills Development Labs, Art, Music, Technology Education (Engineering, Architecture and Aerospace), Health Education, Physical Education, Media Center/Television Production, Administration, Food Service, Textbook Storage, Student and Staff Restrooms and custodial areas.
- All related ancillary, support & MEP spaces for each area, P.E. equipment area, hard courts, playfield, service drive, drop-offs, staff, student and visitor's parking, and all required on-site and off-site improvements for MAST at FIU Biscayne Bay Campus.

Phase II: Future Phase II scope of work shall include, but is not limited to, expansion of the school to accommodate additional student stations and possible enlargement of the kitchen, to be determined during the Programming/Master Plan phase (Part 1 of the A/E services).

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, Conventional 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.

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 for Part 2 A/E Services, should the Board proceed with HKS. HKS has committed to exceed the 20% mandatory SBE/MBE goals for the Part 1 scope of services.

| PRIME FIRM <u>HKS is not M-DCPS certified firm as a SBE/MBE or M/WBE</u> SUB-CONSULTANT FIRM NAME | DISCIPLINE/ ROLE | M/WBE CERTIFICATION CATEGORY | SBE/MBE CERTIFICATION CATEGORY | GOAL (%) COMMITMENT |
|--|---------------------|------------------------------------|--------------------------------------|------------------------|
| Hammond & Associates, Inc. | Electrical Engineer | African-American | MBE | 9.0% |
| Hammond & Associates, Inc. | Mechanical Engineer | African-American | MBE | 9.0% |
| S & F Engineers, Inc. | Structural Engineer | Asian-American | SBE Tier 1 | 10.0% |
| Ross Engineers, Inc. | Civil Engineer | Women | SBE Tier 1 | 5.0% |
| Laura Llerena & Associates, Inc. | Landscape Architect | Hispanic-American | MBE | 1.0% |
| TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%) | | | | 34.0% |

Construction Cost Estimate: \$8,092,500

Project Schedule:

HKS has agreed to the following A/E's document submittal schedule for Part 1 - 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 19, 2017
- 100% Final Scope Definition Program & Master Plan (Submittal) July 17, 2017

It is anticipated that Issue Resolution by M-DCPS will be completed by July 3, 2017, and that the Final Scope Definition Program & Master Plan will be approved by July 24, 2017, in order to go forward with Part 2 negotiations.

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

- Commission - Full A/E Services September 2017
- Phase 1 - Schematic Design September 2017
- Phase II/III Construction Documents 50% complete November 2017
- Phase II/III Construction Documents 100% complete January 2018

Construction milestone dates (contingent on approved documents)

- Board Award June 2018
- Construction - Substantial Completion by April 2019
- Final Completion/Occupancy by June 2019

Terms & Conditions:

A. Final Scope Definition Program and Master Plan Services Fees:

HKS has agreed to a lump sum fee for Final Scope Definition Program and Master Plan Services of \$24,000 (with a Construction Budget of \$8,092,500). 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% | \$12,000 |
| 100% Completed (complete/accepted by M-DCPS) | 40% | \$9,600 |
| 100% Completed/M-DCPS Approved | 10% | \$2,400 |
| TOTAL FINAL SCOPE DEFINITION AND MASTER PLAN FEE: | 100% | \$24,000 |

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

a) Project-Specific Traffic Study (at cost x 1.06), Not-to-Exceed: \$15,900

Total Supporting Services Fees, Not-to-Exceed \$15,900

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, 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;

- The Mandatory SBE/MBE Sub-Consultants Utilization Goal is 20% (however, the firm has committed to 35%). 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; 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
 Don Bailey, Sr. Project Manager, Capital Construction
 Julian Garcia, Sr. Project Manager, Maintenance
 Dennis Arechavala, Planner, Advanced Planning
 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. Carolina Velez, A/E Selection Analyst, A/E Selection & Negotiations, acted as the facilitator (non-voting) for the interviews and served as chief negotiator during negotiations.

Project Funding (Source: LOML):

| Fund | Commitment Item | Funds Center | Program | Function | Funded Program |
|--------|-----------------|--------------|----------|----------|----------------|
| 379000 | 568000 | 1703100 | 10770000 | 740000 | 01654500 |
| 367000 | 563000 | 1703100 | 10770000 | 740000 | 01654500 |

Prior Commissions:

There are no commissions for HKS within the last three years.

Principal:

The Principal/Owner designated to be directly responsible to the Board for HKS Architects, Inc., is David M. Harper. The firm is located at 201 Alhambra Circle, Suite 800, Coral Gables, Florida 33134.

2. Authorize the Superintendent to execute Site Access Agreement:

Authorize the Superintendent to execute a Site Access Agreement with FIU regarding access to the southwest portion of the FIU Biscayne Bay campus dedicated for the new SHS, pursuant to a Site Access Agreement.

RECOMMENDED:

1. That The School Board of Miami-Dade County, Florida, commission HKS Architects, Inc., as Architect/Engineer of Record to provide Part 1 Services (programming and master plan) for new Small Senior High School Prototype (Part 1 Services) for Marine Academy of Science and Technology (MAST) at FIU Senior High School Biscayne Bay Campus, located in North Miami, Florida 33181, Project Number 01654500, as follows:
 - a) a lump sum fee of \$24,000 for Part 1; and
 - b) Supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.
2. Authorize the superintendent to execute a site access agreement with FIU to provide for the Board, its agents, employees and representatives to access designated portions of the FIU Biscayne Bay Campus, located at 3000 N.E. 151 street, North Miami, Florida, to conduct due diligence activities related to the project.

NAD:CV:cv