

June 5, 2017

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

SUBJECT: COMMISSIONING OF ALLEGUEZ ARCHITECTURE, INC.,
AS ARCHITECT/ENGINEER FOR PART 1 SERVICES
(PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION
BOND-FUNDED RENOVATIONS AT NORTH MIAMI
ELEMENTARY SCHOOL, LOCATED AT 655 N.E. 145
STREET, NORTH MIAMI, FLORIDA 33161, PROJECT
NUMBER 01509000

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT:** EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In February 2017, a solicitation (Request for Qualifications 150) was published to competitively select an Architect/Engineer of Record (A/E) 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):

- Renovations at Miami Edison Senior High School
6161 N.W. 5 Court, Miami, Florida, 33127, Project Number 01508400
- Renovations at North Miami Elementary School
655 N.E. 145 Street, North Miami, Florida 33161, Project Number 01509000
- Renovations & New P.E. Shelter at Georgia Jones-Ayers Middle School
1331 N.W. 46 Street, Miami, Florida 33142, Project Number 01423900
- Renovations at Pinecrest Elementary School
10250 S.W. 57 Avenue, Pinecrest, Florida 33156, Project Number 01530100

Fourteen (14) firms responded to the solicitation. Six (6) firms were not evaluated due to incomplete submittals; eight (8) firms were evaluated, and all eight (8) firms were short-listed to interview. On May 1, 2017, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners, Inc. (a)
2	Alleguez Architecture, Inc. (a)(b)
3	Saltz Michelson Architects, Inc.
4	Rodriguez Architects, Inc. (a)(b)
5	Palenzuela and Hevia Design Group, Inc. (a)(b)

- 6 Nyarko Architectural Group, Inc. (a)(b)
- 7 ProCon Engineering, Inc. (a)(b)
- 8 Angel C. Saqui, FAIA, Architects, Planners, Interiors, LTD. (a)(b)

- 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 15% (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, the third-ranked firm for the third-valued project, and the fourth-ranked firm for the fourth-valued project.

Alleguez Architecture, Inc. (AAI) was the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at North Miami Elementary School. The first, third and fourth-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.

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 November 2016, including, but not limited to, site analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, 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 recommending commissioning 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 AAI.

Negotiations with AAI were successfully concluded and the firm has agreed to provide Program/Master Plan services, as follows:

School Profile:

The campus, on approximately 12 acres, is comprised of 12 permanent buildings built between 1954 and 1991 with a total of 61,066 GSF. The school site also includes a service drive and yard, parking and off-site drop-off.

Project Scope:

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

- New Bus Drop-Off and related drives and walks, reseal and recoat parking lot and paved play area, and re-roofing;
- Provide security cameras, repair/replace/provide fire alarm components;
- Selective replacement of acoustical ceiling tiles and carpet;
- Replacement of damaged restroom fixtures, water coolers and miscellaneous plumbing;
- Repair/replacement of HVAC components including controls and exhaust fans (as required);
- Complete HVAC installation for non-air conditioned kitchen;
- Repair/replacement of water and sewer lines (as required);
- Repair/replacement of miscellaneous electrical;
- Replacement of damaged wood windows, storage cabinets and gas piping; and
- Selective paint.

Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the Construction Management at-Risk 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 AAI is certified by M-DCPS as a SBE Tier 1 and Hispanic-American firm	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL % COMMITMENT	NON-SBE/MBE %
SUB-CONSULTANT FIRM NAME					
Hammond & Associates, Inc.	Electrical Engineer	African-American	MBE	11%	-
SGM Engineering, Inc.	Mechanical Engineer	Asian-American	-	-	10%
S&F Engineers, Inc.	Structural Engineer	Asian-American	SBE Tier 1	2%	-
SRS Engineering, Inc.	Civil Engineer	Hispanic-American	SBE Tier 2	3%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)				16%	-

TOTAL NON-SBE/MBE PARTICIPATION	-	10%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)		26%

Construction Cost Estimate: \$2,777,127 (GOB-funded)

Project Schedule:

AAI 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 and Master Plan August 10, 2017
- 100% Final Scope Definition Program and Master Plan August 31, 2017

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by August 21, 2017, and that the Final Scope Definition Program and Master Plan will be approved by September 5, 2017, in order to go forward with Part 2 negotiations.

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

- Board Commission - Full A/E Services October 2017
- Phase I - Schematic Design October 2017
- Phase II/III Construction Documents 50% complete January 2018
- Phase II/III Construction Documents 100% complete March 2018

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) September 2018
- Construction - Substantial Completion by December 2019

Terms & Conditions:

1. Program/Master Plan Services Fees:

AAI has agreed to a lump sum fee for Program/Master Plan Services of \$16,000 (with a Construction Budget of \$2,777,127). The fee includes all required services, consultants and phasing in order to comply with the project schedule. The fee shall be paid based on completion of the following listed phases:

PROGRAM/MASTER PLAN SERVICES	% OF FEE	FEE
Draft Submittal (complete/accepted by M-DCPS)	50%	\$8,000
100% Completed (complete/accepted by M-DCPS)	40%	\$6,400
100% Completed/M-DCPS Approved	10%	\$1,600
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$16,000

2. Supporting Services Fees:

The following service requires prior written authorization by the Board's designee:

a) Project Specific Survey, (at cost x 1.06) Not-to-Exceed: \$5,000

Total Supporting Services Fees, Not-to-Exceed: \$5,000

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes and District Design Standards and policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- 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 \$1,000,000 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 15%. 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 Member
Keith Warner, Planner, Advance Planning
Anthony Walsh, Sr. Project Manager, Construction
Mohammed Dodo, Coord. Construction, Maintenance
Asmide Louizi, SBE Contracts Compliance Manager
Meriel Seymore, ABC 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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1394100	21870000	740000	01509000

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$2M each for a four-year term with 6-Month Extension
Date of Commission: April 5, 2017
- A/E of Record for Charles R. Hadley Elementary & PLC-A
GOB-funded Renovations - Project Number 01432900
Date of Commission: June 17, 2015
- A/E of Record for Lakeview Elementary
GOB-funded Renovations - Project Number 01434500
Date of Commission: October 14, 2015

Principal:

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc., is Ana Alleguez. The firm is located at 7294 S.W. 48 Street, Miami, Florida 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Alleguez Architecture, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for Renovations at North Miami Elementary School, located at 655 N.E. 145 Street, North Miami, Florida 33161, Project Number 01509000, as follows:

- 1) A lump sum fee of \$16,000 for Part 1 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:CV:cv