

June 5, 2017

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

SUBJECT: COMMISSIONING OF SALTZ MICHELSON ARCHITECTS, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND-FUNDED RENOVATIONS & NEW P.E. SHELTER AT GEORGIA JONES-AYERS MIDDLE SCHOOL, LOCATED AT 1331 N.W. 46 STREET, MIAMI, FLORIDA 33142, PROJECT NUMBER 01423900

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)}

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- 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.

Saltz Michelson Architects, Inc. (SMA) was the third-ranked firm and therefore, negotiated for the third-valued GOB-funded Renovations and P.E. Shelter project at Georgia Jones-Ayers Middle School. The first, second 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 January 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 SMA.

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

School Profile:

The campus, on approximately 10 acres, is comprised of 2 permanent buildings built between 1963 and 1999 with a total of 138,223 GSF. The school site also includes a service drive and yard, on-site parking and 6 portable buildings.

Project Scope:

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

- New P.E. shelter;
- Re-coating and re-striping of basketball courts and replacement of goal standards;
- Demolition of 6 portable buildings and site restoration;
- Replacement of campus-wide HVAC system components to include air handlers, unit ventilators, condenser, Direct Digital Controls, etc. (as required);
- Building 01: Renovation of group restrooms (to include lavatories, toilets and urinals), replacement of aluminum windows, metal roof, stage curtains, electrical generator, transformers, panelboards and enclosures, water and sewer lines (as required), selective doors, carpet, A/C wall units, provide outside air to classrooms, perform corrective work on selective HVAC components, boiler repairs and installation of security cameras;
- Building 02: Provide exhaust fan; 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 SMA is not certified by M-DCPS as either M/WBE or SBE					
SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL % COMMITMENT	NON-SBE/MBE %
Louis J. Aguirre & Associates, PA	Electrical Engineer	Hispanic-American	SBE Tier 2	7%	-
Louis J. Aguirre & Associates, PA	Mechanical Engineer	Hispanic-American	SBE Tier 2	7%	-
Brill Rodriguez Salas & Assoc., Inc.	Structural Engineer	Hispanic-American	SBE Tier 1	1%	-
Design2Form, LLC (*)	Architectural Support	African-American	MBE	2.9%	-
Chen Moore & Associates, Inc.	Civil Engineer	Asian-American	-	-	1%

TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)	17.9% (*)	-
TOTAL NON-SBE/MBE PARTICIPATION	-	1%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)	18.9% (*)	

Notes:

1. (*) Part 1 Services - Subsequent to the negotiations, SMA added Architectural Support services (Design2Form, LLC) under Program/Master Plan services, which increases their SBE/MBE sub-consultant participation.
2. If commissioned for Part 2 services, SMA intends to include Keith & Associates, Inc., as Landscape Architects.

Construction Cost Estimate: \$2,400,560 (GOB-funded)

Project Schedule:

SMA 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 November 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 October 2019

Terms & Conditions:

1. Program/Master Plan Services Fees:

SMA has agreed to a lump sum fee for Program/Master Plan Services of \$15,500 (with a Construction Budget of \$2,400,560). 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)	55%	\$8,525
100% Completed (complete/accepted by M-DCPS)	35%	\$5,425
100% Completed/M-DCPS Approved	10%	\$1,550
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$15,500

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: \$7,500

Total Supporting Services Fees, Not-to-Exceed: \$7,500

3. Other Terms & Conditions:

- All work shall be in compliance with the State Requirements for Educational Facilities (SREF), Florida Building Code, National Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes and District 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 Octavio D. Suarez served as chief negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1601100	24090000	740000	01423900

Prior Commissions:

The Board has commissioned SMA 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 Meadowlane Elementary
 GOB-funded Renovations & P.E. Shelter - Project Number 01434800
 Date of Commission: September 13, 2016
- A/E of Record for Shenandoah Middle
 GOB-funded Renovations - Project Number 01339000
 Date of Commission: January 14, 2015

Principal:

The Principal/Owner designated to be directly responsible to the Board for Saltz Michelson Architects, Inc., is Charles Michelson. The firm is located at 20451 N.W. 2 Avenue, Suite 1010, Miami, Florida 33169.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Saltz Michelson Architects, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for Renovations & New P.E. Shelter at Georgia Jones-Ayers Middle School, located at 1331 N.W. 46 Street, Miami, Florida 33142, Project Number 01423900, as follows:

- 1) A lump sum fee of \$15,500 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