

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

**SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), SHELTERED MARKET SMALL BUSINESS ENTERPRISE FOR PART 2 SERVICES (FULL A/E SERVICES) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT SOUTH MIAMI MIDDLE SCHOOL, LOCATED AT 6750 S.W. 60 STREET, SOUTH MIAMI, FLORIDA 33143, PROJECT NUMBER 01530300**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

On April 5, 2017, the Board commissioned Rodriguez Architects, Inc. (RAI) for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications (RFQ) #148 for Architect/Engineer of Record (A/E), Sheltered Market for Small Business Enterprises (SBE)/Micro Business Enterprises (MBE). The Final Scope Definition Program/Master Plan document submitted by RAI received M-DCPS approval on November 3, 2017. Therefore, negotiations for Part 2 services (full A/E design and construction administration services) with RAI were initiated, successfully concluded and the firm has agreed to provide the services, as follows:

Project Scope:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. The scope of work for this project consists of campus-wide renovations, but is not limited to:

- Recoating and resurfacing of play area;
- Pavement markings in parking lot;
- New backflow preventer;
- Replacement of aluminum windows including shades in Buildings 01 and 04;
- Replacement of HVAC equipment including HVAC Controls and repair/replacement of HVAC components as required in Buildings 01 and 04;

- New HVAC installation in Kitchen in Building 02;
- Replacement of Kitchen Exhaust Hood in Building 02;
- Replacement of fixtures, finishes and plumbing upgrades in Group Restrooms in Building: 04;
- Replacement of ceiling and lighting in classrooms in Buildings 01 and 04 (Building 04 shall be designed as a deductive alternate);
- Replacement of selective electrical receptacles with GFCI in Buildings 01 and 04;
- New emergency battery pack lights, in Buildings 01, 03, 04 and 05;
- Ventilation to Kiln in Building 04;
- Electrical panel upgrade in Building 04;
- New Fire Alarm heat detector in Building 06;
- Replacement of incandescent lighting in Building 06;
- Repair stucco exterior as required by window replacement in Buildings 01, 04; and
- Selective exterior painting.

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 (CMR) delivery method has been selected for this project. On April 5, 2017, the Board commissioned LEGO Construction Co. as CMR firm for the project. 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 Memoranda of Understanding outlining roles and responsibilities, as follows:

PRIME FIRM RAI 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 % COMMITMENT
SUB-CONSULTANT FIRM NAME					
SDM Consulting Engineers, Inc. (see note 2)	Electrical Engineer	Hispanic- American	SBE Tier 2	16.0%	-
SDM Consulting Engineers, Inc. (see note 2)	Mechanical Engineer	Hispanic- American	SBE Tier 2	16.0%	-
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic- American	SBE Tier 1	1.4%	-
Keith & Associates, Inc.	Civil Engineer	Woman	-	-	1.0%
Daybreak Design Build Group, L.L.C.	Estimator	African-American	MBE	2.0%	-

TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%) (see note 1)	35.4%	-
TOTAL NON-SBE/MBE PARTICIPATION	-	1.0%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)	36.4%	

Notes:

- (1) Subsequent to the negotiations, RAI submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 19.0% to 35.4%.
- (2) The sub-consultant firm of Louis J. Aguirre & Associates, P.A. (LJA) provided MEP services for Part 1. However, since that time, LJA has exceeded the industry threshold for SBE participation and is not eligible to provide SBE/MBE participation as required by this solicitation for Part 2. RAI, has elected to replace LJA with the firm of SDM Consulting Engineers, Inc. (SDM) to provide MEP services for Part 2. SDM is certified with the District as SBE-Tier 2.
- (3) Attachment "A" includes applicable SBE, MBE and M/WBE certificates for the prime firm and their sub-consultant(s) at the time the RFQ Response was submitted with the exception of SDM Consulting Engineers, Inc. (See Note 2).

Construction Cost Estimate: \$2,260,138 (GOB funded)

Project Schedule:

RAI has agreed to the following A/E's document submittal schedule for Part 2 Services:

- Board Commission - Full A/E Services December 6, 2017
- Phase I - Schematic Design January 9, 2018
- Phase II/III - Construction Documents 50% complete February 23, 2018
- Phase II/III - Construction Documents 100% complete April 16, 2018

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than January 19, 2018.

Construction milestone dates (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) October 2018
- Construction - Substantial Completion by January 2020

Terms & Conditions:

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$170,000 which represents approximately 7.52% of the Construction Budget of \$2,260,138. 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:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$17,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$44,200
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.0%	\$23,800
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.0%	\$23,800
Phase IV - Bid/Award	2.0%	\$3,400
Phase V - (A) Construction Administration	30.0%	\$51,000
Phase V - (B) Punch List/Closeout	3.0%	\$5,100
Phase VI - Warranty	1.0%	\$1,700
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100.0%</b>	<b>\$170,000</b>

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

- |   |                 |
|---|-----------------|
| a) Additional Site Visits: A maximum of 70 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: | \$15,750        |
| b) Test & Balance Services (at cost x 1.06), Not-to-Exceed:   | <u>\$15,000</u> |
| Total Supporting Services Fees, Not-to-Exceed:  | \$30,750        |

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;
- 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 \$500,000 professional liability insurance policy with a maximum deductible of \$25,000; 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.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1688100	25410000	740000	01530300

Prior Commissions:

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

- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each (1-Year extension)  
A/EPC Services Amended: November 23, 2016
- A/E of Record at Pinecrest Elementary School  
GOB funded Renovations - Project No. 0150100  
A/E Commissioned: June 21, 2017
- A/E of Record, Sheltered Market Small Business Enterprise, at South Miami Middle School (PART 1)  
GOB funded Renovations - Project No. 01530300  
A/E Services Commissioned: April 5, 2017
- A/E of Record at Coral Park Elementary School  
Non-GOB funded New Classroom and P.E. Shelter Addition (Reuse of Palm Springs North ES, New Classroom and P.E. Shelter Bldgs.) - Project No. 01542800  
A/E Commissioned: September 7, 2016
- A/E of Record at Airbase K-8 Center for International Education  
GOB funded Classroom Addition, Remodeling & Renovations - Project No. 01442800  
A/E Commissioned: April 13, 2016

- A/E of Record at Scott Lake Elementary School  
 GOB funded Renovations and Buildings 03, 05, 06 & 10 Replacement - Project No. 01424300 A/E Commissioned: October 14, 2015
- A/E of Record (Sheltered Market Small/Micro Business Enterprise) at Mae M. Walters Elementary School  
 GOB funded Renovations - Project No. 01434700  
 A/E Services Commissioned: September 9, 2015
- A/E of Record (Sheltered Market Small/Micro Business Enterprise) at Jack D. Gordon Elementary School and Off-Site PLCs  
 GOB funded Renovations - Project No. 01433900  
 A/E Services Commissioned: June 17, 2015
- A/E of Record at Norland Elementary School  
 GOB funded Renovations & PE Shelter Replacement - Project No. 01439500  
 A/E Services Commissioned: June 17, 2015
- A/E of Record at West Homestead Elementary School  
 GOB funded K-8 Conversion, Addition, Remodeling & Renovations - Project No. 01336300  
 A/E Services Commissioned: December 10, 2014
- A/E of Record at Miami Southridge Senior High School  
 GOB funded Renovations - Project No. 01338200  
 A/E Services Commissioned: July 16, 2014

Principal:

The Principal/Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc. is Ms. Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Blvd, Suite 1010, Coral Gables, Florida 33134.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record (A/E), Sheltered Market Small Business Enterprise, for Part 2 services (Full A/E Services) for General Obligation Bond funded Renovations at South Miami Middle School, located at 6750 S.W. 60 Street, South Miami, Florida 33143, Project Number 01530300, as follows:

- 1) A lump sum fee of \$170,000 for Part 2 services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

# ATTACHMENT "A"


## SBE/MBE & M/WBE CERTIFICATES

(December 6, 2017 School Board Agenda Item F-26)

GOB FUNDED RENOVATIONS AT SOUTHEAST MIAMI MIDDLE SCHOOL - LEGAL A/B # 17  
(SBE/MBE)

### RODRIGUEZ ARCHITECTS, INC. ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Rodriguez Architects, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 9, 2018 Issue Date	October 9, 2019 Expiration Date	6515561 Vendor No.
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*Michelle Alder-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Rodriguez Architects, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 9, 2018 Issue Date	October 9, 2019 Expiration Date	6515561 Vendor No.
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*Michelle Alder-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

# ATTACHMENT "A"


## SBE/MBE & M/WBE CERTIFICATES

(December 6, 2017 School Board Agenda Item F-26)

CO-FUNDED RENOVATIONS AND SCIENCE MIAMI MIDDLE SCHOOL'S LEGAL ADVISOR  
(SBE/MBE)

### SDM CONSULTING ENGINEERS, INC. MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**SDM Consulting Engineers, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**TIER 2**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 9, 2016    November 9, 2019    6516983  
Issue Date      Expiration Date    Vendor No.

*Mitchell Pedro Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**SDM Consulting Engineers, Inc.**

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IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 9, 2016    November 9, 2019    6516983  
Issue Date      Expiration Date    Vendor No.

*Mitchell Pedro Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132



# ATTACHMENT "A"

## SBE/MBE & M/WBE CERTIFICATES

(December 6, 2017 School Board Agenda Item F-26)

GOB-FUNDED RENOVATIONS AT SOUTH MIAMI MIDDLE SCHOOL (LEGAL AD # 148)  
(SBE/MBE)

### BRILL RODRIGUEZ SALAS & ASSOCIATES, INC. STRUCTURAL ENGINEER

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT  
**Brill Rodriguez Salas & Associates, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016    September 5, 2019    6517693  
Issue Date            Expiration Date        Vendor No.

*Michelle Hicks-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

#### MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Brill Rodriguez Salas & Associates, Inc.**

IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016    September 5, 2019    6517693  
Issue Date            Expiration Date        Vendor No.

*Michelle Hicks-Lenz*

Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**ATTACHMENT "A"**  
**SBE/MBE & M/WBE CERTIFICATES**  
(December 6, 2017 School Board Agenda Item F-26)

GDB FUNDED RENOVATIONS AT SOUTH MIAMI MIDDLE SCHOOL - LEGAL AID # 101  
(SBE/MBE)

**DAYBREAK DESIGN BUILD GROUP, L.L.C.**  
**COST ESTIMATOR**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT  
**Daybreak Design Build Group, LLC**

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OWNED AND CONTROLLED FIRM, PURSUANT TO  
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016    September 24, 2019    6516028  
Issue Date            Expiration Date        Vendor No.

*Michelle Roberts-Lang*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT  
**Daybreak Design Build Group, LLC**

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IS OWNED AND CONTROLLED BY A(N)  
**AFRICAN AMERICAN**

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PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016    September 24, 2019    6516028  
Issue Date            Expiration Date        Vendor No.

*Michelle Roberts-Lang*  
Office of Economic Opportunity  
1450 NE 2nd Avenue, Suite 428  
Miami, Florida 33132