

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

SUBJECT: COMMISSION OF ALLEGUEZ ARCHITECTURE, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS & NEW P.E. SHELTER AT LEISURE CITY K-8 CENTER, PROJECT NUMBER 01529100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In August 2018, a solicitation, Request for Qualifications (RFQ) #170, 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 & New P.E. Shelter at Leisure City K-8 Center (K-8)
14950 S.W. 288 Street, Miami, Florida 33033, Project Number 01529100
- Renovations at Palm Springs Elementary School (ES)
6304 East First Avenue, Hialeah, Florida 33013, Project Number 01529700
- Renovations & Classroom Addition at Miami Shores Elementary School (ES)
10351 N.E. 5 Avenue, Miami Shores, Florida 33138, Project Number 01529500
- Renovations at Riviera Middle School (MS)
10301 S.W. 48 Street, Miami, Florida 33165, Project Number 01530200

Fifteen (15) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete RFQ responses. Thirteen (13) firms were evaluated, and nine (9) firms were shortlisted and invited to interview. On October 30, 2018, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Alleguez Architecture, Inc. (a) (b)
2	Wolfberg Alvarez and Partners, Inc. (a)
3	LIVS Associates, L.L.C. (a) (b)
4	KVH Architects, P.A. (a) (b)
5	Laura M. Perez and Associates, Inc. (a) (b)
6	Rodriguez Architects, Inc. (a) (b)
7	Jorge A. Gutierrez Architect, L.L.C. (a) (b)

<u>Rank</u>	<u>Firm</u>
8	M. Hajjar & Associates, Inc. ^(b)
9	Nyarko Architectural Group, Inc. ^{(a) (b)}

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/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 (Leisure City K-8), the second-ranked firm for the second-valued project (Palm Springs ES), the third-ranked firm for the third-valued project (Miami Shores ES) and the fourth-ranked firm for the fourth-valued project (Riviera MS).

Alleguez Architecture, Inc. (AAI) is the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Renovations & New P.E. Shelter project at Leisure City K-8. The second, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Negotiations with AAI were successfully concluded, and the firm has agreed to provide Program/Master Plan 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.

The A/E scope of services 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 2017, including, but not limited to, site/building 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 professional services for full design and construction administration services and submit a Board agenda item to recommend commission 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.

School Profile:

The school is located at 14950 S.W. 288 Street, Miami, Florida, 33033, on approximately 13 acres. The campus is comprised of 14 permanent buildings built between 1957 and 2004 with approximately 93,834 GSF and associated covered walkways. The school campus also includes a service drive and yard, on-site staff parking and bus drop-off. There are 7 portable buildings on site.

Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project include, but are not limited to:

- Demolition and replacement of P.E. Shelter and additional covered walkway;
- Demolition of 7 portables and site restoration;
- Regrading of site to provide proper drainage; and replacement of damaged gates;
- Resurfacing and restriping of the parking lots and drives;
- Recoating and restriping of basketball courts; and replacement of basketball goals;
- Replacement of surface at existing exercise area with artificial turf and provide new equipment (as required);
- New Kindergarten play area including safety surface with artificial turf, shade structure and gates;
- Reroofing at Building 12;
- Replacement of window wall systems and doors, including finishes and related electrical upgrades in Buildings 01, 02, 04, 05, 06, 07, 09 & 10; and replacement of kitchen awning windows;
- Selective replacement of vinyl composition tile in Buildings 01, 06, 08 & 13; carpet in Buildings 12 & 13; and ceramic tile in Building 08, including baseboard and related finishes;
- Replacement of acoustical ceiling tile and interior lighting with new Light-Emitting Diode lay-in fixtures, and electrical upgrades in Buildings 02 through 09; and stage lighting in Cafeteria (Building 09);
- Replacement of chalk board and tack boards to comply with M-DCPS Design Criteria in Buildings 02 through 08;
- Replacement of student toilet fixtures, classroom lavatory fixtures and related finishes in Buildings 03 & 12;
- Renovation of all single student toilets in Building 08; replacement of custodial mop sink in Building 12;
- Campus-wide HVAC system replacement including Direct Digital Controls and electrical upgrades (as required);
- Replacement of kitchen hood and related mechanical, electrical and plumbing components;
- Replacement of the emergency generator;
- Replacement of exterior electrical enclosures, emergency signage and electrical outlets (as required);
- Upgrade of fire alarm and public-address systems (as required); and
- Selective exterior/interior paint including water intrusion and stucco repairs.

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 for Part 1 services, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: AAI is certified as a HA and SBE-T1 (certifications expire on 5-5-2020)					
SUB-CONSULTANTS FIRM NAME	ROLE/RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NON-SBE/MBE %
Hammond & Associates, Inc.	Electrical Engineer	AA 6-21-2020	MBE 6-21-2020	13.00%	-
SGM Engineering, Inc. (**)	Mechanical Engineer	-	-	-	16.80%
S & F Engineers, Inc.	Structural Engineers	AS 4-28-2019	SBE - T1 4-28-2019	12.70%	-
SRS Engineering, Inc.	Civil Engineer	HA 10-5-2019	SBE - T2 10-5-2019	15.50%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory Goal <u>20%</u>)				41.20%	-
TOTAL NON-SBE/MBE PARTICIPATION					16.80%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				58.00%	

M/WBE Category Codes:

AA = African-American
AS = Asian-American
HA = Hispanic-American

SBE/MBE (*) Category Codes:

SBE-T1 = Small Business Enterprise - Tier 1
SBE-T2 = Small Business Enterprise - Tier 2
MBE = Micro Business Enterprise

Notes:

- (*) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with eligibility criteria of the respective certification requirements.

2. (**) At the time of the RFQ Response, SGM Engineering, Inc. (SGM), the mechanical sub-consultant for AAI, was certified as Asian-American; subsequent to the negotiations SGM's certification expired on 12/9/2018. SGM's M/WBE certification does not affect the S/MBE goals.
3. Subsequent to the negotiations, AAI submitted increased commitment percentages for their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 30% to 41.20%.

Construction Cost Estimate: \$4,482,253 (GOB-funded)

Project Schedule:

AAI has agreed to the following A/E's document submittal schedule for PART 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

PART 1 (Program/Master Plan Services)

- Preliminary Scope and Estimate Submittal March 28, 2019
- Draft Scope Definition Program and Master Plan Submittal May 9, 2019
- Final Scope Definition Program and Master Plan complete May 31, 2019

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by April 18, 2019. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with PART 2 negotiations.

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

- Board Commission - Full A/E Services July 24, 2019
- Phase I - Schematic Design August 19, 2019
- Phase II/III Construction Documents 50% complete October 14, 2019
- Phase II/III Construction Documents 100% complete January 6, 2020

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) June 2020
- Construction - Substantial Completion by January 2022

Terms & Conditions:

1. Program/Master Plan Services Fees:

AAI has agreed to a lump sum fee for Program/Master Plan Services of \$22,500 (with a Construction Budget of \$4,482,253). The fee includes all required services, consultants and phasing to comply with the project schedule. The fee shall be paid based on completion of the following listed deliverables:

PROGRAM/MASTER PLAN SERVICES	% OF FEE	FEE
Draft Submittal (complete/accepted by M-DCPS)	50%	\$11,250
Final Submittal (complete/accepted by M-DCPS)	40%	\$9,000
Final M-DCPS Approval	10%	\$2,250
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$22,500

2. Supporting Services Fees:

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

- Project Specific Land Survey, (at cost x 1.06), Not-to-Exceed: \$7,000

Total Supporting Services Fees, Not-to-Exceed: \$7,000

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes, District Standards, and District Policies;
- 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 \$135.00/hour for the Architect, and \$135.00/hour for the Sub-Consultants Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.40 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 1.70 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;
- The A/E is required to report monthly on SBE/MBE Utilization to the Office of Economic Opportunity. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System; 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:

<u>Committee Members:</u>	<u>Representing</u>
Meriel Seymore, ABC Member	Superintendent of Schools
Julian Garcia, Sr. Project Manager, Maintenance	Office of School Facilities
Miguel Silva, Project Manager, Capital	Office of School Facilities
Erskin Howard, Sr. Project Manager, Capital	Office of School Facilities
Jeannette Garcia, Director, OEO	Office of Economic Opportunity
Jenny Murillo, Director, Office of Ed. Facilities	Office of Ed. Facilities

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carolina Velez, Professional 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	1290100	21000000	740000	01529100

Prior Commissions:

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

- A/E for North Miami Elementary (Part 2 - Full A/E Services)
GOB-funded Renovations - Project Number 01509000
Date of Commission: August 15, 2018
- Architectural/Engineering Projects Consultant (A/EPC) (Sheltered Market for S/MBE) for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: July 25, 2018
- A/EPC for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: April 17, 2013
Six-Month Extension: April 16, 2017 to October 16, 2018
Six-Month Extension: October 16, 2017 to April 16, 2018
- A/E for North Miami Elementary (Part 1 – Program/Master Plan)
GOB-funded Renovations - Project Number 01509000
Date of Commission: June 21, 2017
- A/E of Record for Lakeview Elementary
GOB-funded Renovations - Project Number 01434500

- Date of Commission: October 14, 2015
- A/E of Record for Charles R. Hadley Elementary & PLC-A
GOB-funded Renovations - Project Number 01432900
Date of Commission: June 17, 2015

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for AAI is 3.42 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 2nd quarter of 2018).

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 General Obligation Bond funded Renovations & New P.E. Shelter at Leisure City K-8 Center, located at 14950 S.W. 288 Street, Miami, Florida 33033, Project Number 01529100 as follows:

- 1) A lump sum fee of \$22,500 for Part 1 services; and
- 2) Fees, preliminary project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:cv