

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

SUBJECT: COMMISSION OF WOLFBERG ALVAREZ AND PARTNERS, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT PALM SPRINGS ELEMENTARY SCHOOL, PROJECT NUMBER 01529700

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).

Wolfberg Alvarez and Partners, Inc. (WAP) is the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Palm Springs ES. The first, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Negotiations with WAP 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 July 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 WAP.

School Profile:

The school is located at 6304 East First Avenue, Hialeah, Florida 33013 on approximately 9 acres. The campus is comprised of 10 permanent buildings built between 1954 and 2006 with approximately 84,688 GSF and associated covered walkways. The school campus also includes a service drive and yard, and on-site staff parking. There are 5 portable buildings on site.

Preliminary Project Scope:

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

- Demolition of 5 portables and site restoration;
- Resurfacing and restriping of the parking lots and drives;
- Recoating and restriping of basketball courts;
- Upgrade of storm drainage and area drains (as required);
- Selective reroofing, new gutters and downspouts, and additional covered walkways;
- Replacement of window wall systems and doors and aluminum windows, including finishes and related electrical upgrades in Buildings 01 through 05;
- Selective replacement of acoustical ceiling tiles and interior lighting with new Light-Emitting Diode lay-in fixtures, replacement of vinyl composition tile and terrazzo flooring, and related electrical upgrades and finishes;
- Replacement of storage cabinets in Buildings 02, 04 & 05 and moveable partitions in Building 02 & 10;
- New ADA compliant stage lift in Building 01;
- Replacement of boiler with water heater, and gas piping in Building 01;
- Replacement of grease trap;
- Renovation of group and staff toilets, replacement of classroom lavatory fixtures, water coolers and custodial mop sink; and related domestic water and sanitary sewer upgrades;
- Campus-wide HVAC system replacement including Direct Digital Controls, exhaust fans and electrical upgrades (as required);
- Upgrade of kitchen HVAC system from window units to central air;
- Replacement of emergency generator;
- Providing security camera, fire alarm and public-address system upgrades;
- Campus-wide miscellaneous electrical upgrades including receptacles, interior and exterior lighting, stage lighting (Building 01); and
- Selective exterior/interior 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, for Part 1 services, as follows:

| LIST OF M-DCPS OEO CERTIFICATIONS | | | | |
|---|-------------------------|--|--|-----------------------------------|
| PRIME FIRM: WAP is certified as a HA (certification expires on 8-22-2020) | | | | |
| SUB-CONSULTANTS FIRM NAME | ROLE/ RESPONSIBILITY | M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE | SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE | SBE/MBE GOAL (%) COMMITMENT |
| TWR Engineering, Inc. | Electrical Engineer | AS 11-6-2019 | SBE-T1 11-6-2019 | 10.25% |
| TWR Engineering, Inc. | Mechanical Engineer | AS 11-6-2019 | SBE-T1 11-6-2019 | 10.00% |
| Nifah & Partners Consulting Engineers, Inc. | Structural Engineers | AA 4-15-2020 | MBE 4-15-2020 | 2.27% |
| Nifah & Partners Consulting Engineers, Inc. | Civil Engineer | AA 4-15-2020 | MBE 4-15-2020 | 6.05% |
| TWR Engineering, Inc. | Plumbing Engineer | AS 11-6-2019 | SBE - T1 11-6-2019 | 3.63% |
| TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory Goal <u>20%</u>) | | | | 32.20% |

M/WBE Category Codes:

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

SBE/MBE (*) Category Codes:

SBE-T1 = Small Business Enterprise - Tier 1
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.
- Subsequent to the negotiations, WAP submitted increased commitment percentages for their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 20% to 32.20%.

Construction Cost Estimate: \$4,213,061 (GOB-funded)

Project Schedule:

WAP 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:

WAP has agreed to a lump sum fee for Program/Master Plan Services of \$21,063 (with a Construction Budget of \$4,213,061). 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) | 65% | \$13,691 |
| Final Submittal (complete/accepted by M-DCPS) | 25% | \$5,266 |
| Final M-DCPS Approval | 10% | \$2,106 |
| TOTAL PROGRAM/MASTER PLAN SERVICES FEE: | 100% | \$21,063 |

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 2.21 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;
- 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:

Committee Members:

Meriel Seymore, ABC Member
 Julian Garcia, Sr. Project Manager, Maintenance
 Miguel Silva, Project Manager, Capital
 Erskin Howard, Sr. Project Manager, Capital
 Jeannette Garcia, Director, OEO
 Jenny Murillo, Director, Office of Ed. Facilities

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities
 Office of Economic Opportunity
 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 | 1426100 | 22200000 | 740000 | 01529700 |

Prior Commissions:

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

- A/E of Record at Norland Middle School
Part 2 (Full AE) services for GOB-funded Renovations- Project No. 01509500
Date of Commission: November 20, 2018
- A/E of Record at Marine Academy of Science and Technology at FIU Senior High School Biscayne Bay Campus (Phase I)
GOB-funded Renovations - Project No. 01654500
Date of Commission: May 16, 2018
- A/E at Homestead Middle School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528900
Date of Commission: May 16, 2018
- A/E at Miami Edison Senior High School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01508400
Date of Commission: June 21, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for WAP is 3.21 (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 Wolfberg Alvarez & Partners, Inc., is Marcel R. Morlote. The firm is located at 75 Valencia Avenue, Suite 1050, Coral Gables Florida 33134.

RECOMMENDED:

That the School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at Palm Springs Elementary School, located at 6304 East First Avenue, Hialeah, Florida 33013, Project Number 01529700 as follows:

- 1) A lump sum fee of \$21,063 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