

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

SUBJECT: COMMISSION OF KVH ARCHITECTS, P.A., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT RIVIERA MIDDLE SCHOOL, PROJECT NUMBER 01530200

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).

KVH Architects, P.A, (KVH) is the fourth-ranked firm and therefore, negotiated for the fourth-valued GOB-funded Renovations project at Riviera MS. The first, second and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

Negotiations with KVH 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 KVH.

School Profile:

The school is located at 10301 S.W. 48 Street, Miami, Florida 33165 on approximately 8 acres. The campus is comprised of 16 permanent buildings built between 1958 and 2000 with approximately 128,779 GSF and associated covered walkways. The school campus also includes a service drive and yard, and on-site staff parking. There are 2 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 2 portable buildings and site restoration;
- Resurfacing and restriping of the parking lots and drives;
- Recoating and restriping of basketball courts; and additional walkways;
- Replacement of stairs and exterior railings in Buildings 01 & 02;
- Selective replacement of epoxy flooring throughout, and interior partitions and wood doors in Building 05;
- Selective replacement of aluminum windows, steel doors and frames;
- Replacement of benches and metal lockers in Building 08 as required;
- Selective replacement of acoustical ceiling, and fluorescent lights with Light-Emitting Diode lights in Buildings 01, 05 & 07 including related finishes and electrical upgrades;
- Selective replacement of mop sinks and sinks in Building 03, water heater in Building 07 and water coolers in Buildings 01 - 04, 07, 08 & 13;
- Renovation of group toilets, fixtures and related domestic water piping and sanitary sewer upgrades in Buildings 03 & 07;
- Campus-wide HVAC system component replacement including Direct Digital Controls, roof top units at Buildings 04 & 13, Variable Air Volume box in Building 06, air handling unit and refrigerant condensing unit in Building 10, exhaust fans and related electrical upgrades;
- Replacement of wall AC units with new interior classroom HVAC packaged unit in Building 12;
- Replacement of electrical receptacles in Buildings 03 & 05, and emergency signage in Building 10; 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: KVH is certified as a HA and MBE (certification expires on 10-23-2019)					
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 %
TLC Engineering for Architecture, Inc.	Electrical Engineer	-	-	-	8%
TLC Engineering for Architecture, Inc.	Mechanical Engineer	-	-	-	9%
Eastern Engineering Group Co.	Structural Engineers	HA 7-10-2020	SBE-T2 7-10-2020	15%	-
Ross Engineering, Inc.	Civil Engineer	W 9-18-2019	SBE-T1 9-18-2019	5%	-
TLC Engineering for Architecture, Inc.	LEED Consultants	-	-	-	1%
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory Goal <u>20%</u>)				20%	
TOTAL NON-SBE/MBE PARTICIPATION					18%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				38%	

M/WBE Category Codes:

HA = Hispanic-American

W = Women

SBE/MBE (*) Category Codes:

SBE-T1 = Small Business Enterprise - Tier 1

SBE-T2 = Small Business Enterprise - Tier 2

MBE = Micro Business Enterprise

Note:

(*) 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.

Construction Cost Estimate: \$3,995,219 (GOB-funded)

Project Schedule:

KVH 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:**

KVH has agreed to a lump sum fee for Program/Master Plan Services of \$21,000 (with a Construction Budget of \$3,995,219). 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%	\$10,500
Final Submittal (complete/accepted by M-DCPS)	40%	\$8,400
Final M-DCPS Approval	10%	\$2,100
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$21,000

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	1680100	25290000	740000	01530200

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (A/EPC) (Sheltered Market for Small/Micro Business Enterprises) 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/E of Record at Dr. Henry W. Mack / West Little River K-8 Center
GOB-funded Renovations & New Addition - Project No. 01443200
Date of Commission: February 15, 2017
- Architect/Engineer of Record at Gratigny Elementary School
GOB-funded Renovations - Project No. 01433600
Date of Commission: March 9, 2016
- Architect/Engineer of Record at Parkview Elementary School
GOB-funded Renovations - Project No. 01435200
A/E Commission: October 14, 2015
- Architect/Engineer of Record (Sheltered Market Small/Micro Business Enterprise) at Henry M. Flagler Elementary School
GOB-funded Renovations - Project No. 01433800
Date of Commission: June 17, 2015

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for KVH is 3.08 (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 KVH Architects, P.A., is Caridad Hidalgo-Gato. The firm is located at 1500 N.W. 89 Court, Suite 221, Doral, Florida 33172.

RECOMMENDED:

That the School Board of Miami-Dade County, Florida, commission KVH Architects, P.A., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at Riviera Middle School, located at 10301 S.W. 48 Street, Miami, Florida 33165, Project Number 01530200 as follows:

- 1) A lump sum fee of \$21,000 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