

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 MIAMI SPRINGS SENIOR HIGH SCHOOL, PROJECT NUMBER 01413900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2018, a solicitation, Request for Qualifications (RFQ) 172, 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 Springs Senior High School (SHS)
751 Dove Avenue, Miami Springs, FL 33166, Project Number 01413900
- Renovations and New Elevator at Flamingo Elementary School (ES)
701 East 33 Street, Hialeah, FL 33013, Project Number 01528600

Fourteen (14) firms responded to the solicitation. Six (6) firms were not evaluated due to incomplete RFQ responses. Eight (8) firms were evaluated and seven (7) firms were shortlisted and invited to interview. On January 8, 2019, the shortlisted firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg/Alvarez and Partners, Inc. ^(a)
2	M.C. Harry & Associates, Inc.
3	Laura M. Perez & Associates, Inc. ^{(a) (b)}
4	Alleguez Architecture, Inc. ^{(a) (b)}
5	Saltz Michelson Architects, Inc.
6	M. Hajjar & Associates, Inc. ^{(a) (b)}
7	Nyarko Architectural Group, Inc. ^{(a) (b)}

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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 and M/WBE Sub-consultant Utilization Goal (as determined by the M-DCPS Goal Setting Committee) as follows.

FACILITY	MANDATORY SBE/MBE SUB-CONSULTANT GOAL	MANDATORY M/WBE SUB-CONSULTANT GOAL
Miami Springs SHS	6.64%	8.36%
Flamingo ES	10.49%	4.51%

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (Miami Springs SHS) and the second-ranked firm for the second-valued project (Flamingo ES).

Wolfberg Alvarez and Partners, Inc. (WAP) is the highest-ranked firm and therefore, negotiated for the highest-valued GOB-funded Renovations project at Miami Springs SHS. The second-ranked firm successfully negotiated their respective project and is being presented under a separate Board agenda item.

Negotiations with WAP were successfully concluded and WAP 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 August 2018, 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 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 WAP.

School Profile:

The school is located at 751 Dove Avenue, Miami Springs, FL 33166, on approximately 24 acres and is part of Central Region. The campus is comprised of 14 permanent buildings built between 1960 and 2002 with approximately 232,628 GSF and covered walkways. The school campus also includes a service drive and yard, on-site staff parking, and off-site parent drop-off.

Preliminary Project Scope:

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

- Resurfacing and re-striping of parking lots and drives;
- Resurfacing and re-striping of basketball courts & replacement of basketball goals;
- Replacement of damaged concrete walks;
- Selective replacement of ceiling tiles and grid system;
- Selective flooring replacement;
- Replacement of grease trap;
- Selective group toilet renovations;
- Replacement of damaged classroom lavatories;
- Selective replacement of HVAC components;
- Provide HVAC system in kitchen, replacement of kitchen hood, upgrade electrical system to meet new HVAC demands;
- Selective replacement of interior fluorescent light fixtures;
- Provide additional electrical outlets;
- Selective renovations to Building 07 (flammable storage); and
- Selective 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 Memoranda of Understanding outlining roles and responsibilities, 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 OR RESPONSIBILITY	M/WBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE (*) CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NON-SBE/MBE %
TWR Engineering, Inc./ Electrical Engineer	AS 11-6-2019	-	SBE-T1 11-6-2019	6.64%	-
In-House./ Mechanical Engineer	-	-	-	-	-
Nifah & Partners Consulting Engineers, Inc./ Structural Engineers	AA 4-15-2020	2.36%	MBE 4-15-2020	-	-
Nifah & Partners Consulting Engineers, Inc./ Civil Engineer	AA 4-15-2020	6%	MBE 4-15-2020	-	-
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:		8.36%	X	6.64%	-

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 and M/WBE 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: \$8,998,810 (Partially 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 May 13, 2019
- Draft Scope Definition Program and Master Plan Submittal June 17, 2019
- Final Scope Definition Program and Master Plan complete June 24, 2019

Note: It is anticipated that Program Sign-off by M-DCPS will be completed by July 11, 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 September 4, 2019
- Phase I - Schematic Design October 16, 2019
- Phase II/III Construction Documents 50% complete December 20, 2019
- Phase II/III Construction Documents 100% complete March 17, 2020

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) September 2020
- Construction - Substantial Completion by March 2022

Terms & Conditions:

1. Program/Master Plan Services Fees:

WAP has agreed to a lump sum fee for Program/Master Plan Services of \$25,948 (with a Construction Budget of \$8,998,810). 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
Preliminary Scope Definition & Estimate Submittal (complete/accepted by M-DCPS)	55%	\$14,271
Final Scope Definition Program & Master Plan Submittal (complete/accepted by M-DCPS)	35%	\$9,082
Final M-DCPS Approval	10%	\$2,595
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$25,948

2. Supporting Services Fees:

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

- a) Project-Specific Survey, at cost x 1.06, Not-to-Exceed: \$ 6,000

b) HVAC Test & Balance, at cost x 1.06, Not-To-Exceed: \$30,000

Total Supporting Services Fees, Not-to-Exceed: \$36,000

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 2.21 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 and M/WBE 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:

Representing

Alfred Billings, Member, Attendance Boundary Committee (ABC)	Superintendent of Schools
Albert Marin, Project Manager II, Capital Improvement	Office of School Facilities
Eduardo Beraldi, Sr. Project Manager, Maintenance Operations	Office of School Facilities
Ana Maria Arias, Planner, Advance Planning	Office of School Facilities
Jeannette Garcia, Director, Office of Economic Opportunity	Office of Economic Opportunity
Meriel Seymore, Member (ABC)	Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Antoinette Baldwin, 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 (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1751100	26750000	740000	01413900
391000	568000	1751100	26750000	740000	01413900

Prior Commissions:

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

- A/E at Palm Springs Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01529700
A/E Commissioned: January 16, 2019

- A/E of Record at Norland Middle School
Part 2 (Full AE) services for GOB-funded Renovations- Project No. 01509500
A/E Commissioned: 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
A/E Commissioned: May 16, 2018
- A/E at Homestead Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528900
A/E Commissioned: May 16, 2018
- A/E at Miami Edison Senior High School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01508400
A/E Commissioned: 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 and Partners, Inc., is Marcel R. Morlote. The firm is located at 75 Valencia Avenue, Suite 1050, Coral Gables FL 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez and Partners, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations at Miami Springs SHS, located at 751 Dove Avenue, Miami Springs, FL 33166, Project Number 01413900 as follows:

- 1) A lump sum fee of \$25,948 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.

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