

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

SUBJECT: COMMISSION OF M.C. HARRY & ASSOCIATES, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND NEW ELEVATOR AT FLAMINGO ELEMENTARY SCHOOL, PROJECT NUMBER 01528600

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)

Notes:

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- (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).

M.C. Harry & Associates, Inc. (MCH) is the second-ranked firm and therefore, negotiated for the second-valued GOB-funded Renovations project at Flamingo ES. The highest-ranked firm successfully negotiated their respective project and is being presented under a separate Board agenda item.

Negotiations with MCH were successfully concluded and MCH 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 MCH.

School Profile:

The school is located at 701 East 33 Street, Hialeah, FL 33013, on approximately 4 acres and is part of North Region. The campus is comprised of 7 permanent buildings built between 1957 and 2004 and 1 portable with approximately 71,043 GSF and covered walkways. The school campus also includes a service drive and yard, on-site staff parking, and curb-side drop-off.

Preliminary Project Scope:

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

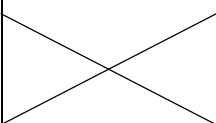
- Addition of new elevator;
- Demolition of Building 06 and one Portable Building, site restoration and addition of entry court;
- Re-coating and re-stripping of parking areas and drives;
- Replacement of existing K-Play area including shade and structure, and addition of new play area;
- New covered walkway and new additional drop-off location;
- Complete replacement of exterior railing system at Buildings 02 - 04, including stairs;
- Selective replacement of exterior doors;
- Re-roofing of Buildings 01 - 05;
- Replacement of windows at Buildings 01 - 04;
- Replacement of VCT flooring and rubber base, acoustical ceiling tile, grid and interior lighting;
- Toilet renovation and replacement of sanitary sewage and domestic water piping at Buildings 01 - 04;
- Removal of boiler and components and installation of new kitchen water heater;
- Replacement of and addition of water coolers with Hi/Low ADA compliant units;
- HVAC replacement (repair/replacement of HVAC components), controls and electrical service upgrades as required;
- Repair/replacement of PA and clock system as required and install security cameras and security alarm systems;
- Fire Alarm upgrades as required;
- Upgrades to sound system and stage lighting;
- Replacement of interior lighting and ceilings at Building 01; and
- Selective exterior 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: MCH is not certified					
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 %
SDM Consulting Engineers, Inc./ Electrical Engineer	HA (**) 11-9-2019	-	SBE-T2 11-9-2019	9.72%	-
RGD Consulting Engineers/ Mechanical Engineer	W 10-19-2021	9.72%	-	-	-
Bliss & Nyitray, Inc./ Structural Engineers	-	-	-	-	2.57%
SRS Engineering, Inc./ Civil Engineers	HA (**) 10-5-2019	-	SBE-T2 10-5-2019	7.01%	-
Building Center No. 3/ Architectural Support and Construction Administration	AA 10-17-2020	1.29%	MBE 10-17-2020	1.29%	-
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:		11.01%		18.02%	2.57%

M/WBE Category Codes:

AA = African-American
HA = Hispanic-American
W = Women

SBE/MBE (*) Category Codes:

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

Notes:

1. (*) 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.
2. (**) Does not count towards M/WBE mandatory goal. HA is currently not considered an underutilized M-DCPS category.

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: | \$15,000 |
| b) Project-Specific Traffic Study, at cost x 1.06, Not-to-Exceed: | \$15,000 |
| c) Castaldi Study, at cost x 1.06, Not-to-Exceed: | \$ 7,000 |
| d) HVAC Test & Balance, at cost x 1.06, Not-To-Exceed: | <u>\$12,000</u> |

Total Supporting Services Fees, Not-to-Exceed: \$49,000

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 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:

<u>Committee Members:</u>	<u>Representing</u>
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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1192100	19920000	740000	01528600

Prior Commissions:

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

- A/E of Record at Shenandoah Middle School
Full A/E Services for GOB-funded Classroom Addition - Project Number 01893000
Date of Commission: December 19, 2018

- A/E at Coral Gables Senior High School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01433200
Date of Commission: February 15, 2017
- A/E of Record at Southwest Miami Senior High School
Full A/E Services for GOB-funded Renovations - Project Number 01425600
Date of Commission: January 25, 2017
- A/E of Record at Benjamin Franklin K-8 Center
Full A/E Services for GOB-funded Classroom Addition and Renovations - Project Number 01432700
Date of Commission: July 13, 2016
- A/E of Record at New K-8 Center at 13835 NW 97 Avenue, Hialeah, FL 33018
Full A/E Services for GOB-funded Facility Conversion Phase 2A -Project Number 01439703 and Phase 2B – Project Number 01439704
Date of Commission: July 13, 2016
- A/E of Record at Hialeah-Miami Lakes Senior High School
Full A/E Services for GOB-funded Renovations - Project Number 01326600
Date of Commission: March 9, 2016

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for MCH is 3.37, the most recent average score 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/Location

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry & Associates, Inc. is Lourdes Solera. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, FL 33133.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission M.C. Harry & Associates, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations and New Elevator at Flamingo ES, located at 701 East 33 Street, Hialeah, FL 33133, Project Number 01528600 as follows:

- 1) A lump sum fee of \$25,750 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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