

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

SUBJECT: COMMISSION OF PALENZUELA & HEVIA DESIGN GROUP, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT NORTH MIAMI BEACH SENIOR HIGH SCHOOL, PROJECT NUMBER 01327000

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On October 11, 2017, the Board commissioned Palenzuela & Hevia Design Group, Inc. (PHDG) for Part 1 Services (Program/Master Plan) for General Obligation Bond (GOB) funded Renovations at Miami Beach Senior High School as advertised under Request for Qualifications 152 for Architect/Engineer of Record (A/E). The Final Scope Definition Program/Master Plan document submitted by PHDG received M-DCPS approval on December 21, 2018. Negotiations with PHDG were successfully concluded and the firm has agreed to provide the services, as follows:

Project Scope:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. Based on the Final Scope Definition Program/Master Plan dated January 15, 2019, the general scope of campus-wide renovations includes, but is not limited to:

SITE

- New Multi-Purpose Play Field/Running Track with rubberized surface;
- Resurfacing and re-stripping four (4) basketball courts with Plexipave or similar, including prep/mill and regrading of surface to avoid water ponding; and regrading and re-sodding in the area between the basketball courts and the tennis courts to insure proper drainage;
- New landscape at entry to increase curb appeal, new 680 feet of Estate fencing including three (3) double gates with panic hardware and replacement of marquee sign at entry;
- Exterior painting, including repair and preparing surfaces for painting throughout entire campus; and

- Development of deductive bid alternates.

BUILDING 01 – Main Building

- Selective replacement of acoustical ceiling, approximately five hundred (500) 2 x 4 fluorescent lighting with new Light-Emitting Diode (LED) lay-in fixtures, and related finishes in the first and second floor corridors;
- Selective replacement of Vinyl Composition Tile (VCT) flooring, and related finishes in the first and second floor corridors and at entry common spaces in Lobby and Cafeteria; and replacement of carpet tile and wall addition for creating of Guidance Office in Media Center
- Removal of lockers and free-standing cases in entry common spaces and creation of in-wall trophy cases;
- Replacement of seventeen (17) linear feet of accessible built-in cabinets, three (3) new electrical receptacles, related finishes and electrical upgrades in ESE Room 178;
- Replacement of fifteen (15) roof top exhaust fans (8525 CFM);
- Replacement of DDC for HVAC equipment to be controlled/monitored by only one of the three existing DDC systems;
- Replacement of nine (9) Air Handle Units (AHUs) coils, variable Frequency Drives (VFDs) and motors, and new electric heats that were not replaced in 2009 (AHUs 2, 6, 16, 17, 18, 23, two AHUs in the Gym and one in the kitchen), upgrade make-up air to comply with code, related finishes and electrical upgrades;
- Upgrade make-up air and ductwork to comply with code in newly AHUs (replaced in 2009) to address mildew issues, including related finishes and electrical upgrades;
- New Variable Air Volume (VAV) boxes with electrical heat to eliminate the existing dual duct system and mixing boxes, including ceiling repairs, related finishes and electrical upgrades;
- New mini-split air conditioning system in Kitchen Dry Storage 141;
- Replacement of approximately two hundred ninety-five (295) 1 x 4 interior fluorescent lighting with new (LED) lay-in fixtures in locker rooms, kitchen and various support spaces, including ceiling repair and related finishes;
- New twenty (20) emergency power receptacle throughout the facility;
- Replacement of main electrical switchboard;
- Replacement of fourteen (14) electrical water coolers with bottle fillers with hi/low units to comply with Americans with Disabilities Act (ADA);
- Various ADA renovations throughout the entire facility including replacement of all piping in walls and part of underground, and replacement of waste and vent piping;
- Selective replacement of fixtures in newly ADA renovated Group Restrooms, and floor tile in Group Restrooms not upgraded to comply with ADA;
- Replacement of built-in Reception counter to meet ADA requirements in administration area, including related finishes and electrical upgrades, upgrade ramps and stair handrails, railing at cafeteria serving line, campus wide signage and related finishes to comply with ADA;
- Replacement of ten (10) smoke doors wire glass panels and transoms in corridors with new fire rated glass panels and four (4) double entry doors with new impact glazed steel doors and frames and hardware;
- Replacement of retractable bleachers on both side of the Gymnasium with end rails

- and wheel chair spaces to comply with ADA;
- Replacement of the dry fire suppression system for the kitchen hood, and replacement of movable partitions to open fabric security screens in the Cafeteria;
- Replacement of two (2) Auditorium movable partitions at back seating area, one (1) Stage Curtain with new fire retardant curtain, Auditorium lighting and sound system, seating repairs, and new lighting and seating for Auditorium rehearsal and Teaching Room 225;
- Replacement of Athletics washer and dryer; and
- Selective Interior corridors painting, including repair and preparing surfaces for painting.

BUILDING 02 – Mechanical

- Replacement of steel door, frame and hardware in Building 02 Room 001 and Building 05 Room 001;
- Replacement of the existing boiler with new hot water heater sized to accommodate only the school water demand (the AHUs replaced in 2009 were provided with VFDs and electric duct heaters and the new AHUs will be refurbished accordingly);
- Upgrade of the security alarm system to tie building to main system;
- Replacement of existing water-cooled emergency generator with a new air-cooled emergency generator, including expanding the electrical room to allow for a louver for the new emergency generator;
- Replacement of two (2) chilled water pumps;
- Re-insulation of chiller barrels with additional ¾” insulation at the chillers recently replaced; and
- Repair damaged wall.

BUILDING 03 – Weight Room

- Replacement of the athletic sport flooring;
- Upgrade make-up air to comply with code, related finishes and electrical upgrades;
- Replacement of approximately forty-three (43) 1 x 4 interior fluorescent lighting with new LED lay-in fixtures, including ceiling repair and related finishes; and
- Upgrade of the security alarm system to tie building to main system.

BUILDING 06 – Covered Patio

- Replacement of eight (8) 1 x 4 lighting fixture with new LED fixtures and related finishes.

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 (CMR) delivery method has been selected for this project. On October 11, 2017, the Board commissioned GEC Associates, Inc. as CMR firm for the project. 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:

<p>PRIME FIRM <u>PHDG is M-DCPS certified as a MBE and Hispanic-American owned firm</u> (certifications expiration date: <u>10/9/19</u>) <i>see note (2)</i></p> <p>SUB-CONSULTANT FIRM NAME</p>	<p>DISCIPLINE/ ROLE</p>	<p>M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE</p>	<p>SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE (see note (2))</p>	<p>GOAL % COMMITMENT</p>	<p>NON-SBE/MBE %</p>
Hammond & Associates, Inc.	Electrical Engineer	African-American (6/21/20)	MBE (6/21/20)	12.63%	-
Hammond & Associates, Inc.	Mechanical Engineer	African-American (6/21/20)	MBE (6/21/20)	17.87%	-
M. A. Suarez & Associates, Inc.	Structural Engineer	Hispanic-American (8/23/20)	MBE (8/23/20)	3%	-
HP Consultants, Inc.	Civil Engineer	Asian-American (10/12/19)	MBE (10/12/19)	8.27%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman (10/25/20)	MBE (10/25/20)	3%	-
Associates Consulting Technicians	Estimator	-	-	-	0.87%
<p>TOTAL SBE/MBE PARTICIPATION - see note (1) (M-DCPS Mandatory SBE/MBE Goal: 15%)</p>				44.77%	-
<p>TOTAL NON-SBE/MBE PARTICIPATION</p>					0.87%
<p>TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)</p>				45.64%	

Notes:

- (1) Subsequent to the negotiations, PHDG submitted revised utilization commitment percentage for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 19% to 44.77%.
- (2) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with the eligibility criteria of the respective certification requirements.

Construction Cost Estimate: \$6,588,366, (Partially GOB-funded)

Project Schedule:

PHDG has agreed to the following A/E's document submittal schedule for Part 2 Services:

- Board Commission - Full A/E Services March 13, 2019
- Phase I - Schematic Design April 22, 2019
- Phase II/III - Construction Documents 50% complete June 25, 2019
- Phase II/III - Construction Documents 100% complete August 30, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than May 2, 2019.

Construction milestone dates (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) February 2020
- Construction - Substantial Completion by April 2021

Terms & Conditions:

1. Basic Services Fees:

PHDG has agreed to a lump sum fee for Basic Services of \$485,000 which represents approximately 7.36% of the Construction Budget of \$6,588,366. This Basic Services fee includes all required services, consultants and phasing in order to comply with the project schedule, unless noted otherwise as Supporting Services fees. Basic Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$48,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$121,250
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$70,325
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.5%	\$70,325
Phase IV - Bid/Award	2.0%	\$9,700
Phase V - (A) Construction Administration	29.0%	\$140,650
Phase V - (B) Punch List/Closeout	4.0%	\$19,400
Phase VI - Warranty	1.0%	\$4,850
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$485,000

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

a) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$250/site visit:	\$25,000
b) Project Specific Land Survey, Not-to-Exceed:	\$9,637
c) HVAC Pre-Testing, Not-to-Exceed:	\$10,000
d) Test & Balance, Not-to-Exceed:	<u>\$30,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$74,637

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 and District Design Standards and 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/hour for the Architect, and \$135/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 Practice Policy with a maximum deductible of \$50,000; Workers Compensation/Employers' Liability Insurance; Commercial General Liability Insurance, Automobile 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.

Project Funding (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1754100	26810000	740000	01327000
369000	568000	1754100	26810000	740000	01327000
360000	568000	1754100	15080000	740000	01327000

Prior Commissions:

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

- A/E of Record for Georgia Jones-Ayers Middle School
Part 2 services (Full A/E Services) for GOB-funded Renovations - Project Number 01423900
Date of Commission: August 15, 2018
- A/E of Record for North Miami Beach Senior High School
Part 1 services (Programming / Master plan) for GOB-funded Renovations - Project Number 01327000
Date of Commission: October 11, 2017
- A/E of Record for Greynolds Park Elementary School
Part 2 services (Full A/E Services) for GOB-funded Renovations - Project Number 01423700
Date of Commission: September 6, 2017
- A/E for Greynolds Park Elementary School
Part 1 services (Programming / Master plan) for GOB-funded Renovations - Project Number 01423700
Date of Commission: April 5, 2017

Performance Evaluation Score:

M-DCPS' A/E Performance Evaluations ratings are the average score received from staff for all projects currently underway or completed within the previous three years. Ratings are based on a scale of 1.00 to 5.00, with 5.00 as the highest rating. This score is current as of September 30, 2018: 3.12.

Principal:

The Principal/Owner designated to be directly responsible to the Board for Palenzuela & Hevia Design Group, Inc., is Eugenio Palenzuela. The firm is located at 12201 S.W. 133 Court, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Palenzuela & Hevia Design Group, Inc., as Architect/Engineer of Record (A/E), for Part 2 (Full A/E) services for General Obligation Bond Funded Renovations at North Miami Beach Senior High School, located at 1247 N.E. 167 Street, Miami, Florida 33162, Project Number 01327000, as follows:

- 1) A lump sum fee of \$485,000 for Part 2 services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:cv