

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

SUBJECT: COMMISSION OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR NEW ELEMENTARY SCHOOL (K-5), (A REUSE OF DORAL GRAND BAY K-8, PHASE I), PROJECT NUMBER 01892600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In accordance with Florida Statute 287.055, no public notice or utilization of the competitive selection process is required for reuse of existing plans from a prior project of the Board.

On April 25, 2018, Zyscovich, Inc. (ZI), was commissioned by the Board as Architect/Engineer of Record (A/E) for Doral Grand Bay K-8, Phase I. Due to the similarity of scope and programming for the partially General Obligation Bond (GOB) funded New Elementary School (K-5), to be located at S.W. 157 Avenue and S.W. 174 Street, Miami, Florida, Project Number 01892600, staff determined that a reuse of Doral Grand Bay K-8, Phase I, would be economically advantageous to the District. This determination is based on providing cost efficiencies, expedited design and construction durations to meet the scheduled construction completion and occupancy date of May 2021. Negotiations with ZI for the reuse were conducted in December 2018, but were unsuccessful, and therefore terminated.

Per provisions of Articles VII and XIII of the Agreement with ZI, the District has opted to recommend this reuse project to a Successor Architect, Rodriguez Architects, Inc. (RAI), which will become the Successor Registered Architect, in accordance with Florida Administrative Code 61G1-18.002, School Board Policies and Florida Statutes.

Scope of Professional Services:

Based on the Program Package by M-DCPS' Advance Planning (dated October 2018, with up-dates thereto) the A/E scope of services for site adaption includes, but is not limited to, the following:

- Full compliance with all Florida Statutes, as required, to legally become the Successor Registered Architect/Engineer of Record;
- Field verification of all existing site conditions and development of a final approved Facilities List, Project Schedule and Cost Estimate;
- Full design and construction administration services for New Elementary School (K-5) with utilities sized to accommodate a Future 6-8 Expansion; and site plans indicating location and size for a Future 6-8 Expansion (Note: this building will not be modified, except as noted below);
- Minor modifications to modernize the school prototype roof line to harmonize the new building with the surrounding Mediterranean residential development also known as Venetian Parc West, Florida;
- Updating of the existing Construction Documents to comply with the most current version of the Florida Building Code, SREF, Florida Fire Prevention Code, National Fire Prevention Association 101 (Life Safety Code), all other applicable codes and M-DCPS Design Standards;
- Incorporation/adoption of a full Traffic Study;
- Coordination with District departments and regulatory agencies including but not limited to Miami-Dade County; and
- Development of one identified deductive alternate, the ITV Tower, (with an alternative TV antenna to be located at the Media Center).

Project Scope:

New Elementary School (K-5)

The project includes, but is not limited to, the reuse and construction of a new two-story building of approximately 59,225 gross square feet (a reuse of M-DCPS' Doral Grand Bay K-8 - Phase I), to be constructed on an approximately 6.72 acre, vacant parcel of land that is part of the South Region, with a capacity of 750 student stations). The facility will include, but is not limited to, the following:

- Seven (7) Kindergarten Classrooms with individual toilet rooms;
- Twenty (20) Primary Classrooms (eight (8) with individual toilet rooms on the first floor);
- Ten (10) Intermediate Classrooms;
- Two (2) Exceptional Education Classrooms (K-5); Skills Development Lab (4-5) comprised of one General Purpose Classroom, and one Bilingual Education Classroom; Art (K-5), Music/Performance Platform (K-5);
- Resource and Teacher Planning Rooms;
- Media Center (with Director's Office, Reading room, Technical Processing/Media Resource, Audio Visual Storage, and CCTV);
- Administration, Student Services Area and support spaces;
- Dining/Multipurpose Room and Food Services (Full Production Kitchen, support spaces and serving areas);
- Student group toilet and Staff toilet rooms;
- Custodial, electrical, and mechanical rooms and all required ancillary spaces;
- P.E. Shelter, Playground Equipment Area for K-5, and two hard courts for K-5; Note: Primary Play Area will be planned but is not-in-contract for construction in this project; Flammable Storage Room, and PE Storage;

- Parent and Bus Drop Offs (for the K-5, but plan for 6-8 to be built in the future), and covered walkways, as required;
- Staff and Visitor's parking;
- Service Yard, landscaping, drainage and irrigation systems and chain link fencing;
- All on-site & off-site utility connections (sized to accommodate the full K-8 facility);
- All Mechanical, Electrical, Life-Safety, Security and PA Systems and controls; and
- Marquee Sign.

Design and construction documents, and actual construction, must provide mechanical and electrical system(s) capacity for the future 6-8 Grade Expansion.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, the traditional hard bid 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.

Construction Cost Estimate: \$12,300,000 (partially GOB-funded)

Subconsultants:

There are no mandatory Small/Micro Business Enterprise (SMBE), or M/WBE subconsultant participation goals applicable to this project since it is a reuse of previous construction plans and is based on maintaining the original team responsible for the plans, to the extent possible.

PRIME FIRM <u>Rodriguez Architects, Inc., is</u> <u>M-DCPS SBE-T1 and</u> <u>Hispanic-American Certified</u> <u>(certifications expiration date:</u> <u>10-9-19)</u>	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SMBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL (%) COMMITMENT
SUBCONSULTANT				
Aviño & Associates, Inc.	Civil Engineer	Hispanic-American (10-16-19)	MBE (10-16-19)	8.5%
Laura Llerena & Associates, Inc.	Landscape Architect	Hispanic-American (6-7-20)	MBE (6-7-20)	3.7%
Daybreak Design Build, LLC	Construction Admin. Assistance	African-American (9-24-19)	MBE (9-24-19)	2%
SBE/MBE SUB-CONSULTANT PARTICIPATION:				14.2%
DDA Engineers, Inc.	Structural Engineer	Hispanic-American (4-10-21)	-	11%
Louis J. Aguirre & Associates, P.A.	Electrical Engineer	Hispanic-American (10-5-20)	-	10%
Louis J. Aguirre & Associates, P.A.	Mechanical Engineer	Hispanic-American (10-5-20)	-	12%
NON-SMBE SUB-CONSULTANT PARTICIPATION				33%

Note: Subsequent to the negotiations, RAI submitted revised FM-7684 committing to diversity by including Daybreak to provide assistance for Construction Administration services. This reuse project has no mandatory sub-consultant goals.

Project Schedule:

Rodriguez Architects, Inc., has agreed to the following document submittal schedule:

- Phase I - Schematic Design: June 26, 2019
- Phase II/III - Construction Documents 100% complete: September 16, 2019

Note: There will not be a Phase II/III Construction Documents 50% complete submittal as this project is based on reuse of 100% complete construction documents. The Phase II/III - Construction Documents 100% complete submittal due date for the A/E is predicated on M-DCPS' acceptance of the Phase I - Schematic Design documents no later than, July 17, 2019.

- Phase II/III - Construction Documents 100% complete and approved by the BCC: No later than October 15, 2019

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): January 2020
- Construction - Substantial Completion by (14 months): March 2021
- Final Completion/Occupancy by: May 2021

Terms & Conditions:

A. Basic Services Fee:

RAI has agreed to a lump sum reuse fee for Basic Services of \$450,000 which represents approximately 3.66% of the Construction Budget of \$12,300,000. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, sub-consultants, code and design criteria updates, site adaptation, FISH documentation, and phasing of construction documents to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services reuse fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	\$ FEE
Phase I - Schematic Design/ Site Adaptation (complete/accepted by M-DCPS)	12.71%	\$57,200
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	26.40%	\$118,800
Phase II/III - Construction Documents, 100% complete and approved for construction by the Building Code Consultant/Building Official)	8.80%	\$39,600
Phase IV - Bid/Award	3.91%	\$17,600

Phase V - (A) Construction Administration	41.98%	\$188,914
Phase V - (B) Punch List/Closeout	5.09%	\$22,896
Phase VI - Warranty	1.11%	\$4,990
TOTAL BASIC SERVICES FEE:	100%	\$450,000

B. Supporting Services Fees:

- 1) Successor Architect Fee (Effort-based, One-time Fee): \$47,500
(Lump sum to be paid upon approval by BCC of construction documents for Permitting)

 - 2) The following services require prior written authorization by the Board's designee:
 - a) Additional Site Visits: A maximum of 120 additional site visits at a flat fee of \$250/site visit, Not-to-Exceed: \$30,000
 - b) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed: \$15,000
 - c) Traffic Study, at cost x 1.06, Not-to-Exceed: \$20,000
 - d) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed: \$30,000
- Total Supporting Services Fees, Not-to-Exceed: \$142,500

C. Other Terms & Conditions:

- 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 is limited to 1.70 for any Additional Services approved by the Board;

- The A/E shall maintain no less than a \$1 million Professional Liability Insurance policy with a maximum deductible of \$50,000; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding (partial GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1002100	28530000	740000	01892600
369000	563000	1002100	28530000	740000	01892600

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (Sheltered Market) for Miscellaneous Projects up to \$2M each for a four-year term
Date of Commission: 07/25/18
- A/E Services for GOB funded Renovations at Miami Lakes Middle School, Project Number 01529300
Date of Commission: 01/17/18 (for Part 1 - Programming/Master Plan)
- A/E Services for GOB funded Renovations at Pinecrest Elementary School, Project Number 01530100
Date of Commission: 06/21/17 (for Part 1 - Programming/Master Plan)
Date of Commission: 04/25/18 (for Part 2 - Full A/E Services)
- A/E Services (Sheltered Market) for GOB funded Renovations at South Miami Middle School, Project Number 01530300
Date of Commission: 04/05/17 (for Part 1 - Programming/Master Plan)
Date of Commission: 12/08/17 (for Part 2 - Full A/E Services)
- A/E Services for Classroom Building and PE Shelter Addition at Coral Park Elementary School (Reuse of Palm Springs Elementary School Classroom Building and PE Shelter), Project Number 01542800
Date of Commission: 09/07/16 (for Part 1 - Programming/Master Plan)

- A/E Services (Sheltered Market) for GOB funded Phase I - Classroom Building Addition, Remodeling & Renovations at Air Base K-8 Center for International Education, Project Number 01442800
Date of Commission: 04/13/16 (for Part 1 - Programming/Master Plan)

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for RAI is 3.53 (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, as of September 30, 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc., is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, Suite 1010, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record for New Elementary School (K-5), located at S.W. 157 Avenue and S.W. 174 Street, Miami, Florida, (a reuse of Doral Grand Bay K-8, Phase I), Project Number 01892600, as follows:

- 1) a lump sum fee of \$450,000 for A/E Basic Services; and
- 2) supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:SGK:sgk