

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

SUBJECT: COMMISSION OF LAURA M. PEREZ & ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED PARTIAL REPLACEMENT AND RENOVATIONS, PHASE I, AT COMSTOCK ELEMENTARY SCHOOL, PROJECT NUMBER 01433100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On February 15, 2017, the Board commissioned Laura M. Perez & Associates, Inc. (LMP) for Part 1 Services (Program/Master Plan) for General Obligation Bond (GOB) funded Partial Replacement and Renovations at Comstock Elementary School as advertised under Request for Qualifications 143 for Architect/Engineer of Record (A/E). The Final Scope Definition Program/Master Plan document submitted by LMP received M-DCPS approval on February 6, 2019. Negotiations with LMP 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 30, 2019 (Revised), the general scope of work for Phase I includes, but is not limited to:

- Construction of a new, three-story classroom building, approximately 38,140 gross square feet, with covered walkways, landscaping, grading and drainage;
- Demolition of Building 05;
- Demolition of a portion of the existing parking area and construction of new parking area, for 44 new parking spaces, with landscaping, drainage and lighting;
- Minor remodeling and renovations at existing Building 01 (to maintain existing Chiller, FPL Vault and Electrical room);
- Addition of new Emergency Generator with connection to new Classroom Building and existing Building 07;
- Connection of new Classroom Building to existing chiller lines;

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- Fire Alarm System with connections to all buildings on the campus (with the exception of Building 01, which is scheduled to be demolished in Phase II;
- Connect new Building to existing domestic water (with new backflow preventor), sewer, and Fire Sprinkler system(s);
- New ITV with conduit distribution to existing buildings;
- Provide new EMS System in new Classroom Building; and
- Connect new Classroom Building to existing PA and Clock system (in Building 03)

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 was selected for this project. The Board reserved the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board. The Board has opted to use a traditional hard bid for Phase I of this project.

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:

PRIME FIRM <u>LMP is certified by M-DCPS as a SBE Tier 1 and Hispanic-American firm (certifications expiration date: 10/3/19) see note (1)</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE <i>see note (1)</i>	GOAL (%) COMMITMENT	NON-SBE/MBE % COMMITMENT
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (11-19-19)	SBE Tier 1 (11-19-19)	10.0%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (11-19-19)	SBE Tier 1 (11-19-19)	10.0%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (4-10-21)	-	-	11.0%
AMBRO, Inc.	Civil Engineer	African-American (7-6-20)	SBE Tier 1 (7-06-20)	4.6%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman (10-25-20)	MBE (10-25-20)	2.25%	-

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TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)	26.85%	-
TOTAL NON-SBE/MBE PARTICIPATION	-	11.0%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)	37.85%	

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Note:

(1) SBE/MBE and M/WBE 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: \$10,282,315 (partially GOB-funded)

Project Schedule:

LMP has agreed to the following A/E's document submittal schedule for Part 2 Services, Phase I:

- Board Commission - Full A/E Services March 13, 2019
- Phase I - Schematic Design April 26, 2019
- Phase II/III - Construction Documents 50% complete August 2, 2019
- Phase II/III - Construction Documents 100% complete November 15, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than May 3, 2019.

Construction milestone dates (contingent on approved documents)

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

Terms & Conditions:

1. Basic Services Fees:

LMP has agreed to a lump sum fee for Basic Services of \$695,000 which represents approximately 6.67% of the Construction Budget of \$10,282,315. 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)	8.0%	\$55,600
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$173,750
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	20.0%	\$139,000
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	10.0%	\$69,500

Phase IV - Bid/Award	3.0%	\$20,850
Phase V - (A) Construction Administration	29.0%	\$201,550
Phase V - (B) Punch List/Closeout	4.0%	\$27,800
Phase VI - Warranty	1.0%	\$6,950
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$695,000

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, Not-to-Exceed: \$25,000
 - b) Ground Penetrating Radar Services, Not-to-Exceed: \$ 10,000
 - c) Threshold Inspections: 125 Inspections at \$250/Inspection, Not-to-Exceed: \$31,250
 - d) Test & Balance, Not-to-Exceed: \$25,000
- Total Supporting Services Fees, Not-to-Exceed: \$91,250

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	563000	1088100	19110000	740000	01433100
351000	568000	1088100	19110000	740000	01433100
369000	568000	1088100	19110000	740000	01433100

Prior Commissions:

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

- A/E at Ernest R. Graham K-8 Academy
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528500
Date of Commission: November 11, 2018
- A/E at South Pointe Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Addition and Renovations - Project No. 01530400
Date of Commission: May 16, 2018
- A/E at Arvida Middle School
Part 1 services (Program/Master Plan) for GOB-funded Renovations (Phase I) - Project No. 01527700
Date of Commission: January 17, 2018
- A/E at Comstock Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01433100
Date of Commission: February 15, 2017
- A/E of Record at Miami Arts Studio 6-12 at Zelda Glazer
Non-GOB-funded Auditorium & Classroom Addition - Project No. 01543800
A/E Commissioned: June 22, 2016

- A/E of Record (MBE - Sheltered Market) at Ben Sheppard Elementary School
GOB-funded Classroom Addition and Renovations - Project No. 01423500
A/E Commissioned: April 13, 2016

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. The most current average score for LMP is 3.23, as of September 30, 2018.

Principal:

The Principal/Owner designated to be directly responsible to the Board for Laura M. Perez & Associates, Inc., is Laura M. Perez. The firm is located at 2401 Northwest 7 Street, Miami, Florida 33125.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., as Architect/Engineer for Part 2 (Full A/E) Services for partially General Obligation Bond Funded Partial Replacement & Renovations, Phase I, at Comstock Elementary School, located at 2420 N.W.18 Avenue, Miami, Florida 33142, Project Number 01433100, as follows:

- 1) A lump sum fee of \$695,000 for Part 2 Basic Services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

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