

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

SUBJECT: COMMISSION OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI LAKES MIDDLE SCHOOL, PROJECT NUMBER 01529300

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On January 17, 2018, the Board commissioned Rodriguez Architects, Inc. (RAI), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 154 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB)-funded Renovations at Miami Lakes Middle School, located at 6425 Miami Lakeway North, Miami Lakes, FL 33014. The Final Scope Definition Program/Master Plan document submitted by RAI received M-DCPS approval on February 7, 2019. Negotiations with RAI 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 approved Final Scope Definition/Master Plan, the general scope of campus-wide renovations includes, but is not limited to:

Site

- Recoating and restriping of parking lot, service yard and drives (with patchwork as needed);
- Demolition of 4 portables and site restoration (as needed);
- Resurfacing and restriping hardcourts;
- Provide drinking fountain at hardcourts; and
- Paint exterior of Building 01.

Building 01 - Main Building

- Provide 3 fire alarm actuators, 10 horn/strobes and 12 smoke detectors as required for system expansion including recertification for entire system once new devices have been added to existing system;
- Replace 28 exterior metal doors (9 double doors; 9 single doors and a 4'-0" flammable storage door);
- Downspout repair at northeast corner of building (tie to storm drain);
- Replace 20 windows on 2nd floor;
- Provide new windows in Dining Room;
- Convert/Reconfigure/Renovate 13 spaces (Rooms 030, 034, 058, 069, 218, 219, 221, 222, 236, 260, 265, 266 and 267 per F.I.S.H.) into 18 spaces to create 9 new classrooms (5 new and 4 converted spaces), including walls, doors, flooring, lighting, HVAC, fire sprinkler, etc.;
- Upgrade 8 Group Toilet Rooms (Rooms 112, 114, 116, 118, 280, 285, 290 & 295 per F.I.S.H.) with Hi-Lo water coolers;
- Replace movable partitions in back of Auditorium;
- Upgrade lighting in Stair cores;
- Replace 4,000 SF carpet in Media Center;
- Replace 300 SF VCT throughout corridors to create a pattern;
- Provide 16 emergency battery pack lighting at 4 stairways;
- New Direct Digital Controls;
- Seal all wall and ceiling penetrations (corridors for smoke & electrical rooms for fire);
- Remove all kitchen equipment and fire suppression system in former home economic Room 236 that is now a classroom;
- Provide drainage at north east of building (floods by dumpster);
- Hard wire emergency lights at Cafeteria;
- Stairway 3 (RAI shows it as Stairs #2) 2nd floor - install sprinkler head on 1st and top level near Room 205 (S.E. Corner in addition);
- Concrete restoration & patchwork at delivery area; and
- Masonry repair at Electrical Room 122.

Building 02 - Mechanical

- Replace 2 150-Ton chillers;
- Replace 2 condensers, 2 pumps and overhead piping related to chiller replacement;
- Replace 2 exhaust fans;
- Replace 3,000 amp electrical distribution pane;
- Replace motor control center and switchgear (3 ea. 600 amp motor control center);
- Replace door with new 4'-0" wide and add ventilation at existing Flammable Storage room;
- Provide eye wash for chemical mixing and dousing shower;
- Provide 4 emergency battery pack lighting;
- Provide 4 exit signage; and
- Exterior painting.

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 January 17, 2018, the Board commissioned Link Construction Group, 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>RAI is M-DCPS certified as a SBE Tier 1 and Hispanic-American firm</u> (certifications expiration date: <u>10/9/19</u>) <u>see note (1)</u></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 (1))</p>	<p>GOAL (%) COMMITMENT</p>	<p>NON-SBE/MBE %</p>
SDM Consulting Engineers, Inc.	Electrical Engineer	Hispanic-American (11/9/19)	SBE Tier 2 (11/9/19)	10%	-
SDM Consulting Engineers, Inc.	Mechanical Engineer	Hispanic-American (11/9/19)	SBE Tier 2 (11/9/19)	27%	-
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic-American (9/5/19)	SBE Tier 1 (9/5/19)	2.2%	-
Daybreak Design Build Group, L.L.C.	Construction Administration	African-American (9/24/19)	MBE (9/24/19)	2.8%	
Keith and Associates, Inc.	Civil Engineer	-	-	-	3.5%
<p>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: <u>15%</u>)</p>				42%	-
<p>TOTAL NON-SBE/MBE PARTICIPATION</p>				-	3.5%
<p>TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)</p>				45.5%	

Notes:

- (1) 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: \$3,256,423 (Partially GOB-funded)

Project Schedule:

RAI 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 30, 2019
- Phase II/III - Construction Documents 50% complete July 12, 2019
- Phase II/III - Construction Documents 100% complete September 24, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than May 13, 2019.

Construction milestone dates (contingent on approved documents)

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

Terms & Conditions:

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$249,200 which represents approximately 7.65% of the Construction Budget of \$3,256,423. This Basic Services fee includes all required services, consultants phasing, and development of Bid Alternates in order to comply with the project schedule and budget 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%	\$24,920
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$62,300
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14%	\$34,888
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14%	\$34,888
Phase IV - Bid/Award	2%	\$4,984
Phase V - (A) Construction Administration	30%	\$74,760
Phase V - (B) Punch List/Closeout	4%	\$9,968
Phase VI - Warranty	1%	\$2,492
TOTAL BASIC SERVICES FEE:	100.0%	\$249,200

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

a) Additional Site Visits: A maximum of 40 additional site visits at a flat fee of \$250/site visit:	\$10,000
b) Project-Specific Land Survey, Not-to-Exceed:	\$8,000
c) Test & Balance, Not-to-Exceed:	<u>\$30,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$48,000

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 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 2.4 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 1.7 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 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	1650100	24930000	740000	01529300
360000	568000	1650100	15080000	740000	01529300

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (Sheltered Market for Small/Micro Business Enterprises) for Miscellaneous Projects up to \$2M each for a 4-year term with extensions at the option of the Board.
Date of Commission: July 25, 2018 - July 25, 2022
- A/E at Pinecrest Elementary School (PART 2)
GOB-funded Renovations - Project No. 01530100
A/E Commissioned: April 25, 2018
- A/E at Miami Lakes Middle School (PART 1)
GOB-funded Renovations - Project No. 01529300
A/E Commissioned: January 17, 2018
- A/E of Record at South Miami Middle School (Sheltered Market Small/Micro Business Enterprise) (PART 2)
GOB-funded Renovations - Project No. 01530300
A/E Commissioned: December 6, 2017
- A/E at Pinecrest Elementary School (PART 1)
GOB-funded Renovations - Project No. 01530100
A/E Commissioned: June 21, 2017
- A/E (Sheltered Market Small Business Enterprise) at South Miami Middle School (PART 1)
GOB-funded Renovations - Project No. 01530300
A/E Commissioned: April 5, 2017
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each (1-Year extension)
A/EPC Services Amended: November 23, 2016

- A/E of Record at Coral Park Elementary School
Non-GOB-funded New Classroom and P.E. Shelter (Reuse of Palm Springs North ES, New Classroom and P.E. Shelter) - Project No. 01542800
A/E Commissioned: September 7, 2016
- A/E of Record at Airbase K-8 Center for International Education
GOB-funded Classroom Addition, Remodeling & Renovations - Project No. 01442800
A/E Commissioned: April 13, 2016

Performance Evaluation:

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: 3.53.

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 Blvd., Suite 1010, Coral Gables, FL 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record (A/E) for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations at Miami Lakes Middle School, located at 6425 Miami Lakeway North, Miami Lakes, FL 33014, Project Number 01529300, as follows:

- 1) A lump sum fee of \$249,200 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:AB:ab