

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 RENOVATIONS (PHASE I), AT ARVIDA
MIDDLE SCHOOL, PROJECT NUMBER 01527700**

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

On January 17, 2018, the Board commissioned Laura M. Perez & Associates, Inc. (LMP), 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 (Phase I) at Arvida Middle School, located at 10900 S.W. 127 Avenue, Miami, FL 33186. The Final Scope Definition Program/Master Plan document submitted by LMP received M-DCPS approval on July 16, 2018. 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 May 1, 2018 and revised February 15, 2019, the general scope of campus-wide renovations includes, but is not limited to:

Site

- Install new 4" backflow preventer;
- Re-grade around edge of basketball court;
- Remove and replace 6 basketball goals (backboard, rim and net only); and
- Paint exterior of all six buildings.

Building 01 - Main Building

- Replace east side exterior entry doors (four openings, eight doors);
- Replace wood stage floor;
- Remove nine AHU (ACs 2, 3, 4, 5, 7, 9, 10, 13 & 16) in Rooms 302, 303 & 304 and replace with six AHU including all associated work, including replacement of VAV

diffusers with fifty-five box VAVs and add motorized dampers, CO2 sensor and drain pan repairs for remaining nine AHUs;

- Demolition of existing metal mezzanine for AHUs in Rooms 302, 303 & 304;
- Enlarge three existing outside air openings to meet current code in Rooms 302, 303 & 304;
- New energy management system (EMS) for the new six AHU units and controls to all equipment using the same previously controlled lighting points;
- Replace all exhaust fans;
- Add twenty-four receptacles;
- Add two GFI receptacles at Kitchen Food Preparation, Room 076;
- Add shut-off valves for utilities (gas, water & electrical) at five science labs Rooms 030, 034, 044, 049, & 223;
- Provide fire sprinklers to Stairs 2 and 3, Storage rooms 113a and 128, Cafeteria rooms 78, 111a, 119, and 122a;
- Replace sprinkler head escutcheon by PE Locker Rooms 56 and 63, and Female Restroom 297;
- Provide eight pull stations by stairwells;
- Provide ventilation for Electrical room 122; and
- Paint all interior corridors and stairs, including corridor doors and door frames.

Building 02 - Mechanical

- Install fire alarm heat detector in Room 003 (Flammable Storage);
- Replace two exhaust fans;
- Replace 150-Ton Chillers #1 & #2;
- Replace four pumps; and
- Replace electrical panel (including motor control center).

Building 03 - Electrical

- Install one fire alarm heat detector and
- Add security alarm contact.

Building 04 - Classroom

- EMS controls to all equipment using the same previously controlled lighting points;
- Add two GFI receptacles, one each at Rooms 408 and 410; and
- Add conduit and pull-string for two security cameras.

Building 05 - Classroom

- EMS controls to all equipment using the same previously controlled lighting points;
- Add shut-off valves for utilities (gas, water & electrical) at science lab Room 501;
- Add six GFI receptacles, two each at Rooms 501, 509 & 511; and
- Add conduit and pull-string for two security cameras.

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 JCI International, 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:

PRIME FIRM LMP is M-DCPS certified as a SBE Tier 1 and Hispanic-American firm (certifications expiration date: 10/3/19) see note (1) 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 %
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (11/19/19)	SBE Tier 1 (11/19/19)	20%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (11/19/19)	SBE Tier 1 (11/19/19)	30%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (4/10/21)	-	-	.75%
AMBRO, Inc.	Civil Engineer	African-American (7/6/20)	SBE Tier 1 (7/6/20)	3%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman (10-25-20)	MBE (10-25-20)	1%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: <u>15%</u>)				54%	-
TOTAL NON-SBE/MBE PARTICIPATION				-	.75%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				54.75%	

Note:

(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 Budget: \$2,407,627 (GOB-funded)

Project Schedule:

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

- Board Commission - Full A/E Services April 17, 2019
- Phase I - Schematic Design May 15, 2019

- Phase II/III - Construction Documents 50% complete July 3, 2019
- Phase II/III - Construction Documents 100% complete September 9, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than May 22, 2019.

Construction milestone dates:

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

Terms & Conditions:

1. Basic Services Fees:

LMP has agreed to a lump sum fee for Basic Services of \$192,000 which represents approximately 7.97% of the Construction Budget of \$2,407,627. This Basic Services fee includes all required services, consultants, phasing and development of deductive 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%	\$19,200
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$48,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	16%	\$30,720
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	12%	\$23,040
Phase IV - Bid/Award	2%	\$3,840
Phase V - (A) Construction Administration	28%	\$53,760
Phase V - (B) Punch List/Closeout	6%	\$11,520
Phase VI - Warranty	1%	\$1,920
TOTAL BASIC SERVICES FEE:	100.0%	\$192,000

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

- a) Additional Site Visits: A maximum of 75 additional site visits at a flat fee of \$250/site visit: \$18,750
- b) Project-Specific Land Survey, Not-to-Exceed: \$5,000

c) HVAC Test & Balance, Not-to-Exceed:	<u>\$25,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$48,750

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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1602100	24120000	740000	01527700

Prior Commissions:

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

- Architect/Engineer (A/E) of Record at Comstock Elementary School
Part 2 (Full A/E) services for GOB-funded Partial Replacement and Renovations - Project No. 01433100
A/E Commissioned: March 13, 2019
- 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 20, 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 Building 01 Replacement and 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:

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 as of December 31, 2018: 3.10.

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, FL 33125.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., as Architect/Engineer of Record (A/E) for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations (Phase I) at Arvida Middle School, located at 10900 S.W. 127 Avenue, Miami, FL 33186, Project Number 01527700, as follows:

- 1) A lump sum fee of \$192,000 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.

NAD:AB:ab