

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

SUBJECT: COMMISSION OF NYARKO ARCHITECTURAL GROUP, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), SHELTERED MARKET FOR MICRO BUSINESS ENTERPRISE, FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT NORTH HIALEAH ELEMENTARY SCHOOL, PROJECT NUMBER 01529600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On February 21, 2018, the Board commissioned Nyarko Architectural Group, Inc. (NAG) for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 156 for Architect/Engineer of Record (A/E), Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE), for General Obligation Bond (GOB) funded Renovations at North Hialeah Elementary School, located at 4251 East 5 Avenue, Hialeah, FL 33013. The Final Scope Definition Program/Master Plan document submitted by NAG received M-DCPS approval on March 6, 2019. Negotiations with NAG were successfully concluded and the firm has agreed to provide Part 2, full A/E services, for the project 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 March 6, 2019, the general scope of campus-wide renovations includes, but is not limited to:

Site

- Provide thirty-eight new staff/visitors parking spaces, including drainage and lighting, on the north side of Building 04;
- Reseal and re-stripe the Staff Parking lot at the northwest corner of Building 04; designate seven existing parking spaces for Parents/Visitors;
- Install six new basketball backboards, rims, nets and metal goosenecks standards;
- Resurface, re-stripe and regrade the basketball court to correct surface ponding;

- Provide two new covered walkways to connect the bus drop-off and pickup area to Buildings 01, 02 and 06;
- Replace the existing playground equipment, install new impact surface, shade structure and correct drainage issues and
- Re-stripe and signage upgrades for the off-site bus drop-off and pickup area, on the south side of Buildings 01 and 06.

Building 1 – Classrooms (001 through 008)

- Provide two new smoke detectors in the Pre-K Classroom Sleeping Area;
- Replace all aluminum windows with impact resistant windows;
- Replace vinyl composition tile (VCT) with linoleum tile in all Classrooms;
- Replace eight wood doors in corridors with new metal doors, hardware and related finishes;
- Replace window air conditioning units in all Classrooms with new floor mounted Bard/Marvair type units connected to the Energy Management System (EMS) controls, including removal of all existing space heaters, and related plumbing, electrical and finishes;
- Replace existing acoustical ceiling and ninety-six pendant light fixtures in all classrooms, with new acoustical ceiling and lighting, including related electrical and repairs to finishes;
- Renovate eight individual Student Restrooms 001A thru 008A, to four ADA restrooms (M/F), each accessible to two classrooms. Renovation includes replacement of water, waste and vent piping in walls (and underground), and related electrical and repairs to finishes;
- Provide four new exhaust fans for newly-renovated toilet rooms;
- Provide sixteen new electrical receptacles to serve existing computer workstations, including related electrical and repairs to finishes;
- Replace the existing 200 Amp breaker panel with new NEMA R3 panel;
- Remove eight existing heaters and related piping, including related repairs to structure and finishes;
- Install eight new security alarm contacts and motion sensors and connect to the existing security alarm system panel; and
- Interior painting in all classrooms, including repairs and preparation of surfaces for painting.

Building 2 – Administration

- Replace thirteen 30" x 40" and four 40" x 50" awning windows with new operable and impact resistant windows, including related repairs to structure and finishes;
- Replace existing carpet in Room 001 with new carpet;
- Replace all wall/window air conditioning units in administration offices and general reception area with new Direct Expansion (Dx) air conditioning unit and ductwork, including removal of all existing space heaters, structural and roofing upgrades and related plumbing, electrical and repairs to finishes;
- Replace twenty-gallon water heater in Room 007A with an equivalent capacity tankless water heater serving the clinic, including related plumbing, electrical and repairs to finishes;

- Provide twelve new electrical receptacles in the administration, including related electrical and repairs to finishes;
- Provide four new emergency battery pack light fixtures; and
- Add two new emergency exit signs.

Building 3 – Mechanical

- Provide new gas piping, exhaust muffler insulation and insulation jacket for emergency generator;
- Provide one new GFI receptacle with new branch circuit to panel; and
- Provide one new security alarm device and connect to existing main security alarm panel.

Building 4 – Classroom/ Media Center/Cafeteria

- Provide one new illuminated exit sign at door in Room 001, leading to the outside thru Vestibule 001B;
- Replace all aluminum windows with impact resistant windows in Classrooms, old Cafeteria, Media Center and Teachers' Lounge;
- Replace thirty-two single interior wood doors with new wood doors and hardware;
- Replace window air conditioning units in all classrooms with twenty-two new floor mounted Bard/Marvair type units connected to the EMS controls, including removal of all existing space heaters, and related plumbing, electrical and repairs to finishes;
- Provide two new roof-mounted Dx air conditioning units and ductwork to serve the corridor connected to the EMS controls, including removal of all existing space heaters; structural and roofing upgrades; related plumbing and electrical; and repairs to finishes;
- Replace window air conditioning units in the Media Center with one roof-mounted Dx air conditioning unit and ductwork connected to the EMS controls, including removal of all existing space heaters; structural and roofing upgrades; and related plumbing, electrical and repairs to finishes;
- Renovate four Student Group Restrooms to ADA compliance including replacement of plumbing fixtures and accessories, water, waste and vent piping in walls and part of underground, and related electrical and repairs to finishes;
- Replace two Custodial Mop Service Sinks with new sinks;
- Replace four electrical water coolers in corridors, with hi/low units with bottle fillers to comply with ADA;
- Provide fifty new electrical receptacles to serve existing computer workstations and Computer Laboratories including related electrical and repairs to finishes;
- Replace the existing 200 Amp breaker panel with new NEMA R3 panel;
- Provide two new emergency exit signs;
- Provide twenty-nine new security alarm contacts and motion sensors connected to the existing main security alarm panel;
- Provide a new security alarm system for all classrooms, Media Center and Cafeteria/Dinning (001 & 002) to connect to the existing main security alarm panel;
- Replace existing base storage cabinets with new built-in counters, including related electrical and repairs to finishes;
- Replace existing wardrobe storage cabinets with FFE (scope includes demolition and patching only);

- Enclosed the Media Room's Telecom/IT Room and provide a dedicated mini-split HVAC unit;
- Replace existing acoustical ceiling and hundred ninety-eight pendant light fixtures in all classrooms and Media Center, with new acoustical ceiling and lighting, including related electrical and repairs to finishes;
- Interior painting, including repairs and preparation of surfaces for painting throughout Classrooms and Media Center;
- Replace VCT with linoleum tile in all classrooms & corridors;
- Replace slab at exterior door to create accessible slope to comply with ADA;
- Provide ADA compliance room signage; and
- Provide Part 2 Full Design services only, for remodeling Room 001 in Building 04, into four Classrooms, two Group Restrooms and one Mechanical Room (Deductive alternate).

Building 5 – Mechanical

- Replace 2x4 interior fluorescent lighting with new 1x4 energy efficient fixture, including related electrical panel upgrades; and
- Install two new security alarm devices to connect to existing security alarm panel.

Building 6 – Cafeteria

- Provide two new illuminated exit signs at each egress doors including related electrical and repairs to finishes; and
- Provide one new exhaust fan and ductwork in Custodial Storage 611 including related electrical and repairs to finishes.

Building 7 – P.E. Shelter

- Install two new GFCI receptacles with new branch circuit to panel for the drinking fountain and general use; and
- Install one hi/lo water cooler with bottle filler to comply with ADA, including related electrical and repairs to finishes.

Building 8 – Fine Arts

- Replace carpet in Rooms 001C and 002C with new carpet tile.

Building 9 – Administration

- Replace two aluminum windows housing the air conditioning units in Offices 103 and 104, with new impact resistant windows;
- Replace carpet in Rooms 103 and 106 with new carpet; and
- Replace the existing Dx AHU unit located in Room 111, existing ductwork to remain, with a new Dx unit connected to the existing EMS controls. Scope includes removing the existing window air conditioning units, related structural, plumbing, electrical and repairs to finishes.

Campus-Wide

- Replace Fire Alarm System throughout the entire campus, including removing all existing devices, patch/paint related finishes;

- Connect HVAC equipment to the existing Energy Management System (EMS) with EMS controls commissioned by M-DCPS and
- Exterior painting throughout entire campus, including repair and preparation of surfaces for 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 February 21, 2018, the Board commissioned M.A.C. Construction, 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 NAG is M-DCPS certified as MBE and African American owned firm (certifications expiration date: 8/21/19) see note (2) SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE (see note (2))	GOAL % COMMITMENT	NON-SBE/MBE %
MEP Engineering, Inc.	Electrical Engineer	Hispanic-American (9/6/19)	SBE Tier 1 (9/6/19)	7.5%	-
MEP Engineering, Inc.	Mechanical Engineer	Hispanic-American (9/6/19)	SBE Tier 1 (9/6/19)	14%	-
Lakdas/Yohalem Engineering, Inc.	Structural Engineer	Asian-American (12/7/21)	-	-	7.5%
AMBRO, Inc.	Civil Engineer	African-American (7/6/20)	SBE Tier 1 (7/6/20)	6%	-
TOTAL SBE/MBE PARTICIPATION - see note (1) (M-DCPS Mandatory SBE/MBE Goal: 15%)				27.5%	-
TOTAL NON-SBE/MBE PARTICIPATION					7.5%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				35%	

Notes:

(1) Subsequent to the negotiations, NAG submitted revised utilization commitment percentage for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 21% to 27.5%.

(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 Budget: \$3,453,881 (GOB-funded)

Project Schedule:

NAG 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 10, 2019
- Phase II/III - Construction Documents 100% complete September 13, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than May 24, 2019.

Construction milestone dates:

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

Terms & Conditions:

1. Basic Services Fees:

NAG has agreed to a lump sum fee for Basic Services of \$263,000 which represents approximately 7.61% of the Construction Budget of \$3,453,881. This Basic Services fee includes all required services, consultants, phasing and development of bid deductive 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)	10.0%	\$26,300
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$65,750
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	16.0%	\$42,080
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	16.0%	\$42,080
Phase IV - Bid/Award	2.0%	\$5,260
Phase V - (A) Construction Administration	26.0%	\$68,380
Phase V - (B) Punch List/Closeout	4.0%	\$10,520
Phase VI - Warranty	1.0%	\$2,630
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$263,000

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, Not-to-Exceed:	\$18,750
b) Project Specific Land Survey, Not-to-Exceed:	\$ 8,000
c) Test & Balance, Not-to-Exceed:	<u>\$20,000</u>
Total Supporting Services Fees, Not-to-Exceed:	\$46,750

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 2.40 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 \$500,000 Professional Liability Practice Policy with a maximum deductible of \$25,000; 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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1390100	21840000	740000	01529600
351000	568000	1390100	13510000	740000	01529600

Prior Commissions:

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

- Architect/Engineer (A/E) at North Hialeah Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01529600
Date of Commission: February 21, 2018
- A/E at Lenora Braynon Smith Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01529200
Date of Commission: October 11, 2017
- A/E of Record at Kenwood K-8 Center
GOB-funded Renovations - Project Number 01434400
Date of Commission: October 14, 2015
- A/E of Record at Jesse J. McCrary, Jr. Elementary School
GOB-funded Renovations - Project Number 01434000
Date of Commission: June 17, 2015
- Architectural/Engineering Projects Consultant (Sheltered Market for Small Micro Business Enterprises) for Miscellaneous Projects up to \$2M each for a four-year term
Date of Commission: July 25, 2018 – July 25, 2022

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 December 31, 2018: 3.17.

Principal:

The Principal/Owner designated to be directly responsible to the Board for Nyarko Architectural Group, Inc., is Charles Nyarko. The firm is located at 5931 N.W. 173 Drive, Suite 2, Miami, Florida 33015.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Nyarko Architectural Group, Inc., as Architect/Engineer of Record (A/E), Sheltered Market, Micro Business Enterprise, for Part 2 (Full A/E) Services for General Obligation Bond Funded Renovations at North Hialeah Elementary School, located at 4251 East 5 Avenue, Hialeah, FL., 33013, Project Number 01529600, as follows:

- 1) A lump sum fee of \$263,000 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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