

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: COMMISSION OF WOLFBERG ALVAREZ & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI EDISON SENIOR HIGH SCHOOL, PROJECT NUMBER 01508400

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On June 21, 2017, the Board commissioned Wolfberg Alvarez & Partners, Inc. (WAP), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 150 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Renovations at Miami Edison Senior High School, located at 6161 NW 5 Court, Miami, FL 33127. The Final Scope Definition Program/Master Plan document received M-DCPS approval on June 14, 2019. Negotiations with WAP 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, the general scope of campus-wide renovations includes, but are not limited to:

Site Level

- Resurfacing and re-stripping of the existing asphalt track with synthetic rubber surface; asphalt parking adjacent to Building 01 including milling and regrading of surface (to correct ponding and slow drainage); and resurface three basketball courts with specialized surface coating system including patch and repairs. Hardcourts will be marked for basketball and volleyball;
- Repair of the aluminum covered walkway roofing leaks; and
- Removal of abandoned utilities from old portable site.

Building 01 – Main

- Replacement of six horn/strobes and eight strobes with new devices connected to

the fire alarm system; and relocation of call back button for fire access panel in Room 205G;

- Replacement of the roof skylight (900 SF) located at the center stair atrium, including related structural and roofing upgrades;
- Replacement of damaged glass block adjacent to SE exit stair with a new fixed storefront; and existing counter doors with new fire rated counter doors with fusible links in Reception 160C, and in Rooms 153C, 159C; 129C and 225H;
- Replacement of ceiling access panel from Storage Room #1 (near K210) and Catwalk; and installation of slip-resistant strips at interior steps in Auditorium 201K;
- Installation of impervious flooring in all Locker Rooms; and in Laboratory 101E (flooring and walls);
- Repair of Stair #3 landings, and Stair #7 structural cracks in wall/columns at third floor, and at expansion joint, including structural upgrades;
- Installation of four new roof ladders with safety cages, and a new fire hatch for roof access in Room 129C;
- Replacement of the fire pump located in Room 107A with a new pump installed in a new location. Scope includes a double detector check valve;
- Renovation of all Student Group Restrooms and Group Showers, including replacement of plumbing fixtures and accessories, water lines, waste and vent piping in walls and part of underground lines; replacement of forty damaged exhaust fans in group restrooms, showers and clinic, and ten bi-level electric water coolers with bottle filler throughout the entire facility to comply with ADA;
- Replacement of existing mirrors in Dressing Rooms H222 and H224, and Storage C111 with new safety mirrors;
- Installation of a new water heater for Cafeteria, including electrical and plumbing upgrades, a new fly fan in Food Preparation 118B; two mixing valves for hand sinks in Kitchen Employee Restrooms; and wall tile in Room 124B;
- Replacement of twenty-two pendant lights in Mechanical Rooms with new 1x4 light-emitting diode (LED) fixtures;
- Replacement of existing explosion proof electrical fixtures, and a new explosion proof mechanical ventilation in Flammable Storage A128; and
- Fire seal holes from pull station in west hallway 3rd floor Stair #3; and properly fire stop Electrical Room T313.

Campus-Wide

- Provide eight new exterior light fixtures along north side of Building 01, adjacent to running track, and replacement of two ceiling fans in the west food court;
- Provide new trash can wash area at exterior of school;
- Exterior painting throughout the entire campus including minor stucco repairs and preparing surfaces for painting;
- Development of deductive alternates (as may be required); and
- All scope shall include related repairs to plumbing, mechanical, electrical, and finishes as required and in compliance with M-DCPS Design Standards.

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 June 21, 2017, the Board commissioned H.A. Contracting Corp., 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 <u>WAP is M-DCPS certified as Hispanic-American owned firm (certification expiration date: 8/22/20)</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL % COMMITMENT <i>see note (2)</i>
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	African-American (4/15/20)	MBE (4/15/20)	12%
Nifah & Partners Consulting Engineers, Inc.	Civil Engineer	African-American (4/15/20)	MBE (4/15/20)	3%
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)				15%

Note:

- (1) Electrical & Mechanical Engineering will be performed in-house by WAP.
- (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 Cost Estimate: \$2,748,901 (GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design August 23, 2019
- Phase II/III - Construction Documents 50% complete October 21, 2019
- Phase II/III - Construction Documents 100% complete December 19, 2019

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

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) May 2020
- Construction - Substantial Completion by September 2021

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$190,000 which represents approximately 6.91% of the Construction Estimate of \$2,748,901. This Basic Services fee includes all required services, consultants, phasing and alternate development, 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)	12%	\$22,800
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$45,600
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	17%	\$32,300
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	13%	\$24,700
Phase IV - Bid/Award	2%	\$3,800
Phase V - (A) Construction Administration	27%	\$51,300
Phase V - (B) Punch List/Closeout	4%	\$7,600
Phase VI - Warranty	1%	\$1,900
TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$190,000

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

- a) Additional Site Visits: A maximum of 80 additional site visits at a flat fee of \$250/site visit: \$20,000
 - b) Project-Specific Land Survey, Not-to-Exceed: \$10,600
- Total Supporting Services Fees: \$30,600

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, and 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	1730100	26540000	740000	01508400

Prior Commissions:

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

- A/E at Miami Springs Senior High School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01413900
A/E Commissioned: March 13, 2019
- A/E at Palm Springs Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01529700
A/E Commissioned: January 16, 2019

- A/E of Record at Norland Middle School
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01509500
A/E Commissioned: November 20, 2018
- A/E of Record at Marine Academy of Science and Technology at FIU Senior High School Biscayne Bay Campus (Phase I)
New Small Senior High School Prototype - Project No. 01654500
A/E Commissioned: May 16, 2018
- A/E at Homestead Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528900
A/E Commissioned: May 16, 2018
- A/E at Miami Edison Senior High School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01508400
A/E Commissioned: June 21, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for WAP is 3.27 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for first quarter of 2019).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez & Partners, Inc., is Marcel Morlote. The firm is located at 75 Valencia Avenue Suite 1050, Coral Gables, FL 33143.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond Funded Renovations at Miami Edison Senior High School, located at 6161 NW 5 Court, Miami, FL 33127, Project Number 01508400, as follows:

- 1) A lump sum fee of \$190,000 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:CV.cv