

Office of School Facilities  
Raul F. Perez, Chief Facilities Design & Construction 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 ADDITION & RENOVATIONS AT MIAMI BEACH  
SOUTH POINTE ELEMENTARY SCHOOL, PROJECT  
NUMBER 01530400**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

On May 16, 2018, the Board commissioned Laura M. Perez & Associates, Inc. (LMP), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 158 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Addition & Renovations at Miami Beach South Pointe Elementary School, located at 1050 Fourth Street, Miami Beach, FL 33139. The Final Scope Definition Program/Master Plan document was approved by M-DCPS on June 20, 2019. Negotiations with LMP 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 the addition and campus-wide renovations includes, but are not limited to:

New Building – Classroom Addition

- New 2-Story Classrooms Building (for Grades 1 thru 3) to be located on the Northeast side of the property. The new 8,567 SF building will house 144 student stations and will include eight (8) primary classrooms (each with a student restroom), two staff restrooms, a service closet, equipment storage, mechanical, electrical, IT rooms, circulation with two stairs and an elevator and all required building systems connections. Design to include provisions for future expansion of a 2-Story Primary Classroom Addition (for Grades 1 thru 3) as part of long-range plans.

### Site Level

- New metal covered walkway and elevated concrete walkway (approx. 620 SF) on piles to meet flood criteria, to connect existing classrooms wing to the new classroom addition;
- 13 additional parking spaces and associated drainage system and pavement markings;
- New sanitary sewer connection for the new building connecting to an offsite sanitary sewer main located on Fourth Street;
- 75 LF of new chilled water line to the new building, sized to accommodate extra capacity for the Media Center and Building Addition Air Handler Unit (AHU);
- Relocation of approximately 280 LF of Florida Power & Light (FPL) duct bank to avoid new building footprint; and
- Replacement of four bollards.

### Building 01 – Main Building

- Replacement of four (4) AHUs located in Rooms 017, 047 and 083 with new AHUs and Variable Air Volume (VAV) boxes with electrical heat, reconfiguration of the ductwork layout as necessary to meet the supply and return air CFM capacities, all properly size with CO2 sensors, motorized outside air dampers, bi-polar ionization to reduce loads, and connection to the Energy Management System (EMS) controls.
- Replacement of two (2) AHUs located in Cafeteria Room 102, with new AHUs and VAV boxes with electrical heat, reconfiguration of the ductwork layout as necessary to meet the supply and return air CFM capacities, all properly size with CO2 sensors, motorized outside air dampers, bi-polar ionization to reduce loads, and connection to EMS controls (deductive alternate);
- Replacement four (4) bi-level electric water coolers with bottle filler to comply with ADA;
- Sixteen new emergency exit lights;
- Replacement of kitchen hood fire suppression system from dry to wet chemical system;
- Remodeling of the existing Storage Room 075 adjacent to the Dining area in the Cafeteria to provide a new Male/Female ADA Student Restroom, including new door, plumbing fixtures, finishes and accessories, water, waste and vent piping in walls and underground; and
- Replacement of approximately 30 sink cabinets throughout the building with new built-in counters and sinks, and the main lobby counter with a new built-in counter to comply with ADA.

### Building 02 – Mechanical Building

- Replacement of one damaged wall mounted light fixture.

### Campus-Wide

- Replacement of the existing fire alarm system including associated patch and repair of walls and ceilings throughout the school;

- Replacement of two chillers, sized to accommodate new classroom building, and cooling tower pumps including electrical upgrades; and repairs and corrosion clean up to the cooling tower and its support structure;
- Replacement of the existing EMS throughout the school, and installation of a new EMS system for all HVAC equipment;
- Replacement of all signage throughout the school (to be ADA compliant);
- 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 May 16, 2018, the Board commissioned D. Stephenson 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:

<b>PRIME FIRM</b> <u>LMP is M-DCPS certified as a SBE Tier 1 and Hispanic-American owned firm (certifications expiration date: 10/3/19)</u> <b>SUB-CONSULTANT FIRM NAME</b>	<b>DISCIPLINE/ ROLE</b>	<b>M/WBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>SBE/MBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>GOAL % COMMITMENT</b> <i>see note (2)</i>	<b>NON-SBE/MBE (%)</b>
AMBRO, Inc.	Civil Engineer	African-American (7-6-20)	SBE Tier 1 (7-6-20)	9.50%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman (10-25-20)	MBE (10-25-20)	2.25%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (4-10-21)	-	-	10%
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (11-19-19)	SBE Tier 1 (11-19-19)	10.00%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (11-19-19)	SBE Tier 1 (11-19-19)	14.50%	-
<b>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)</b>				36.25%	X

**Note:**

- (1) Subsequent to the negotiations, LMP submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 25% to 36.25%.
- (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: \$4,511,733 (Partially GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design September 27, 2019
- Phase II/III - Construction Documents 50% complete December 6, 2019
- Phase II/III - Construction Documents 100% complete February 24, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than October 7, 2019.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) August 2020
- Construction Phase 1 (Addition, covered walk & all related systems connections)
  - Substantial Completion by May 2021
- Construction Phase 2 (Renovations)
  - Substantial Completion by August 2021

Terms & Conditions:

1. Basic Services Fees:

LMP has agreed to a lump sum fee for Basic Services of \$327,000 which represents approximately 7.25% of the Construction Estimate of \$4,511,733. 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:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$32,700
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$78,480
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	18%	\$58,860
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	11%	\$35,970
Phase IV - Bid/Award	4%	\$13,080
Phase V - (A) Construction Administration	28%	\$91,560
Phase V - (B) Punch List/Closeout	4%	\$13,080
Phase VI - Warranty	1%	\$3,270

<b>TOTAL BASIC SERVICES LUMP SUM FEE:</b>	<b>100%</b>	<b>\$327,000</b>
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2. Should funding become available, the following services require prior written authorization by the Board's designee:

- a) Replacement of two air handler units in Room 102 as deductive alternate (Design thru Bid / Award): \$6,000
- b) Replacement of two air handler units in Room 102 as deductive alternate (Construction Administration): \$2,500

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

- a) Development of additional options and revisions to the approved Master Plan (Part 1) for the new classroom building: \$5,354
- b) Additional Site Visits: A maximum of 80 additional site visits at a flat fee of \$250/site visit: \$20,000

Total Supporting Services Fees: \$33,854

4. 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 (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1509100	23210000	740000	01530400
360000	568000	1509100	15080000	740000	01530400

Prior Commissions:

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

- A/E at Arvida Middle School  
Part 2 services (Full A/E Services) for GOB-funded Renovations (Phase I) - Project No. 01527700  
Date of Commission: April 17, 2019
- A/E at Comstock Elementary School  
Part 2 services (Full A/E Services) for GOB-funded Renovations - Project No. 01433100  
Date of Commission: 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 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

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for LMP is 3.13 (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 second quarter of 2019).

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 of Record for Part 2 (Full A/E) Services for General Obligation Bond Funded Addition & Renovations at Miami Beach South Pointe Elementary School, located at 1050 Fourth Street, Miami Beach, FL 33139, Project Number 01530400, as follows:

- 1) A lump sum fee of \$327,000 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