

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 HOMESTEAD MIDDLE SCHOOL, PROJECT NUMBER 01528900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On May 16, 2018, the Board commissioned Wolfberg Alvarez & Partners, Inc. (WAP), 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 Renovations at Homestead Middle School, located at 650 N.W. 2 Avenue, Homestead, Florida 33030. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on July 26, 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-striping of three (3) basketball courts with synthetic rubber surface, including patch and repairs. Hardcourts will be marked for basketball and volleyball;
- Four (4) new basketball backboards, metal gooseneck type standards and foundation;
- Replacement of 200 LF of main sanitary line located on South side of Building 1;

- Replacement of approximately 2,500 SF of damaged sidewalks including associated tree pruning, located on East side of main entrance to school, along North side of Building 1, Southwest corner of Building 2, Southeast corner of Building 7 and West side of Building 6; and
- New perimeter gutters and downspouts for the existing concrete covered walkways, including sloping and re-grading to correct flooding during rain.

Building 01 – Classrooms, Administration & Auditorium

- Replacement of seven (7) pairs of metal and glass exterior doors and interior cross-corridor doors including door frames and hardware;
- New metal frame for wired glass windows in Offices 022-B, 019, 063;
- Replacement of the vinyl composition tile (VCT) floor and rubber base in Rooms 010, 011, 012, 014, 039, 022C, 027, 028, 039A, 039B, 036, 029, 031, 032, and 033;
- Replacement of two (2) single zone Air Handler Units (AHUs) in classrooms, administration area, and one (1) multi-zone AHU, deteriorated ductwork and diffusers in the auditorium, with new AHUs with electrical heat, all properly sized with CO2 sensors, motorized outside air dampers, bi-polar ionization and connection to Energy Management System (EMS);
- New mini-split AC unit in Electrical Room 034 for IT;
- Replacement of six (6) exhaust fans located in Rooms 006A, 008A, 008B, 016A, 017A, and 024;
- Renovation of Student Group Restrooms 008A & 008B to comply with ADA, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground;
- Replacement of two (2) folding partitions, and the acoustical and cement plaster ceilings in Auditorium; and the Auditorium house lighting, stage lighting, sound system, and 20 new electrical receptacles;
- Replacement of the fixed seating in Auditorium, stage curtain and pulley system including related structural work; and
- Replacement of existing ceiling and asbestos wall panels in Classrooms 010 and 011 with new ceiling and partition walls including patching and painting; and refurbishing of 14 fixed tables.

Building 02 – Media Center

- Replacement of one (1) AHU (ductwork to remain) with a new AHU and Variable Air Volume (VAV) boxes with electrical heat, all properly sized with CO2 sensors, motorized outside air dampers, bi-polar ionization and connection to EMS;
- Replacement of roof exhaust fans serving Student Restrooms 137 and 138, including related roofing;
- Renovation of Student Restrooms 137 and 138 to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, water, waste and vent piping in walls and underground; and
- Reverse door swing on secondary exit in AV Room.

Building 03 – Classrooms

- Replacement of approximately 6,000 SF of acoustical ceiling system (existing lighting to remain), and 6,000 SF of VCT floor and rubber base throughout the entire building;
- Replacement of six (6) Split-DX AC units (ductwork to remain) with new AHUs and roof top condensing units, including replacement of roof stands, disconnect switches, electrical heats, all properly sized, CO2 sensors, motorized outside air dampers, and locally controlled by seven-day programmable thermostats;
- Renovation of Student Restrooms 108 and 109 to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground; and
- Replacement of service sink and faucet.

Building 04 – Science

- Replacement of six (6) Split-DX AC units (ductwork to remain) with new AHUs and roof top condensing units, including replacement of roof stands, disconnect switches, electrical heats, all properly sized, CO2 sensors, motorized outside air dampers, and locally controlled by seven-day programmable thermostats; and
- Replacement of eight (8) fixed student tables and cabinets located in Science Laboratory 202, with new built-in cabinets and sinks including GFI electrical receptacles.

Building 05 – Classrooms

- Replacement of six (6) Split-DX AC units (ductwork to remain) with new AHUs and roof top condensing units, including replacement of roof stands, disconnect switches, electrical heats, all properly sized, CO2 sensors, motorized outside air dampers, and locally controlled by seven-day programmable thermostats;
- Renovation of Student Restrooms 308 and 309 to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground; and
- Replacement of service sink and faucet.

Building 06 – Cafeteria

- Removal of interior window at Chair Storage Room 142 and enclose opening with new partition wall;
- Replacement of the quarry tile flooring in the food preparation area;
- Replacement of two (2) AHUs and roof top condensing units (ductwork to remain) including replacement of roof stands, disconnect switches, electrical heats, all properly sized, CO2 sensors, motorized outside air dampers, bi-polar ionization and locally controlled by seven-day programmable thermostats. System to be EMS ready for future connection;
- Remodeling of Staff Restroom 140 to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground; and
- Replacement of two (2) bi-level electric water coolers with bottle filler to be ADA compliant.

Building 07 (2-Story) – Classrooms

- Replacement of acoustical ceiling and fluorescent lighting in all eight (8) classrooms with new acoustical ceiling and LED lighting including replacement of duct grilles and registers;
- Replacement of the roof top AHU and ductwork with a new roof top AHU properly sized, electrical heat, CO2 sensor in the return, motorized outside air dampers, bi-polar ionization, and EMS controls connected to the EMS system; scope includes related roofing; and
- Replacement of counter lavatory fixtures in all eight (8) classrooms (built-in counters to remain).

Building 08 (2-Story) – Service

- New domestic water pipe connection;
- Renovation of Student Restrooms 142,143, 242 and 243 to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground;
- Replacement two (2) bi-level electric water coolers with bottle filler to be ADA compliant; and
- Replacement of service sink and faucet.

Building 09 – Locker Rooms

- New HVAC system including two (2) Split-DX A/C units and associated ductwork, CO2 sensor, outside air dampers, electrical heat and seven-day programmable thermostats;
- Renovation of Student Restrooms 119N, 119H, 119I, and 119Y to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground;
- Replacement four (4) non-refrigerated drinking fountains and (2) bi-level electric water coolers with bottle filler to be ADA compliant;
- Replacement of service sink and faucet; and
- Replacement of 80 light fixtures with new LED light fixtures throughout the building.

Building 10 – Fine Arts

- Replacement of one (1) AHU with new AHU with electrical heat all properly sized with CO2 sensors, motorized outside air dampers, and connection to EMS. Existing ductwork to remain.

Building 12 – Storage

- Provide two (2) new smoke detectors in Room 115 to connect to existing fire alarm system; and
- Replacement of existing window unit, block up opening and install new Split-DX AC unit and ductwork, grilles, CO2 sensors in return air, motorized outside air dampers and 7 day programmable thermostat.

Building 14 – Band

- Replacement of existing window units, block up opening and install new Split-DX AC units and ductwork, grilles, CO2 sensors in return air and motorized outside air dampers, bi-polar ionization and seven-day programmable thermostat. Scope includes installation of a new acoustical ceiling;
- Replacement of two (2) bi-level electric water coolers with bottle filler to be ADA compliant; and
- Replacement of base storage cabinets with new built-in counters and cabinets, repair the damaged framed wall behind the cabinets.

Building 15 – Fine Arts

- Replacement of one (1) exhaust fan located in Art Laboratory 109; and
- Replacement of one (1) AHU with a new AHU with electrical heat, all properly sized with CO2 sensors, motorized outside air dampers, bi-polar ionization and connection to EMS.

Campus-Wide

- Replacement of approximately 10,400 SF of jalousie windows, glass and metal panel window walls and security screens with new impact windows and shades in Buildings 03, 04, 05, 06, 07, 09, 10, 11, and 14;
- Exterior painting for Buildings 1 thru 17 including minor stucco repairs and preparing surfaces for painting, and selective interior painting in Buildings 3, 4, and 5;
- 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 Thornton Construction Company, 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>WAP is M-DCPS certified as Hispanic-American owned firm (certification expiration date: 8/22/20)</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</p>	<p>GOAL % COMMITMENT <i>see note (2)</i></p>	<p>NON-SBE/MBE (%)</p>
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Nifah and Partners Consulting Engineers, Inc.	Structural Engineer	African-American (4-15-20)	MBE (4-15-20)	3%	-
TWR Engineers, Inc.	Electrical Engineer	Asian-American (11-6-19)	SBE Tier 1 (11-6-19)	12%	-
TWR Engineers, Inc.	Mechanical Engineer	Asian-American (11-6-19)	SBE Tier 1 (11-6-19)	11%	-
Nifah and Partners Consulting Engineers, Inc.	Civil Engineer	African-American (4-15-20)	MBE (4-15-20)	2%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: <u>20%</u>)				28%	X

Note:

- (1) Civil Engineering will be performed in-house by WAP.
- (2) Subsequent to the negotiations, WAP voluntarily replaced Bliss & Nyitray, Inc., (non-SBE/MBE) with Nifah and Partners Consulting Engineers, Inc., (MBE and African-American) for Structural Engineering services. In addition, WAP added Nifah and Partners Consulting Engineers, Inc., for Civil Engineering services, thereby increasing their total SBE/MBE participation percentage from 23% to 28%.
- (3) 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: \$4,963,863 (Partially GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design September 10, 2019
- Phase II/III - Construction Documents 50% complete November 4, 2019
- Phase II/III - Construction Documents 100% complete January 10, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than September 20, 2019.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) June 2020
- Construction - Substantial Completion by February 2022

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$357,200 which represents approximately 7.2% of the Construction Estimate of \$4,963,863. 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%	\$42,864
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	85,728
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	17%	\$60,724
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	13%	\$46,436
Phase IV - Bid/Award	2%	\$7,144
Phase V - (A) Construction Administration	27%	\$96,444
Phase V - (B) Punch List/Closeout	4%	\$14,288
Phase VI - Warranty	1%	\$3,572
TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$357,200

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

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|---|-----------------|
| a) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$250/site visit: | \$25,000 |
| b) Project-Specific Land Survey, Not-to-Exceed: | <u>\$ 8,000</u> |
| Total Supporting Services Fees: | \$33,000 |

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 2.40 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	1625100	24540000	740000	01528900
360000	568000	1625100	24540000	740000	01528900
391000	568000	1625100	24540000	740000	01528900

Prior Commissions:

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

- A/E at Miami Edison Senior High School
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01508400
A/E Commissioned: July 24, 2019
- 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 3.25 (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 Wolfberg Alvarez & Partners, Inc., is Marcel Morlote. The firm is located at 75 Valencia Avenue Suite 1050, Coral Gables, FL 33134.

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 Homestead Middle School, located at 650 N.W. 2 Avenue, Homestead, Florida 33030, Project Number 01528900, as follows:

- 1) A lump sum fee of \$357,200 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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