

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

**SUBJECT: COMMISSION OF SR ARCHITECTS, P.A., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER, PROJECT NUMBER 01424800**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

On June 20, 2018, the Board commissioned SR Architects, P.A. (SRA), 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 Everglades K-8 Center, located at 8375 S.W. 16 Street, Miami, Florida 33155. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on August 12, 2019. Negotiations with SRA 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 include, but are not limited to:

Site Level

- Replacement of approximately 150 LF of main sanitary sewer line, and main domestic water line serving Building 04, including associated patching of concrete walkways and sod replacement; and
- Resurfacing and re-striping of six (6) hardcourts with synthetic rubber surface to be marked for basketball and volleyball; and six (6) new basketball backboards, metal gooseneck type standards and foundations.

Building 01 - Classrooms

- Replacement of exhaust fans located in Student Restrooms 004A, 005A, 006A, 007A, including ductwork to the outside; and four (4) lavatory sinks and cabinets in

Classrooms 002, 003, 006, and 007, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate replacement; and

- Five (5) new battery backup emergency self-contained equipment for classrooms and other spaces that require emergency lighting.

#### Building 02 - Media Center

- Replacement of six (6) exhaust fans located in Student Restrooms 009, 010, 006A, 011, 012, 053A and 053B including ductwork to the outside, two (2) exhaust fans located in Group Restrooms 051 and 052; and three (3) lavatory sinks and cabinets in Classrooms 008, 011, and 012, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate replacement.

#### Building 03 - Classrooms

- Replacement of two (2) exhaust fans located in Student Restrooms 021A and 002A including ductwork to the outside, four (4) lavatory sinks and cabinets in Classrooms 017, 018, 019 and 020, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate replacement.

#### Building 04 - Classrooms

- Replacement of six (6) lavatory sinks and cabinets in Classrooms 023, 024, 025, 026, 027, and 028, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate replacement; and
- Replacement of custodial mop sink and faucet, and new instantaneous water heater.

#### Building 07 - Administration

- Provide (36) duct dampers, (12) duct grills and (24) duct registers throughout the building, and ventilation to air handler unit (AHU) in Rooms 060A and 060B including repairing of damaged walls; and
- Four (4) new electrical receptacles in Room 061, one (1) new battery backup emergency self-contained equipment for classrooms and other spaces that require emergency lighting, and three (3) new emergency exit signs.

#### Building 08 - Cafeteria

- Replacement of aluminum windows and exterior hollow metal doors, with new impact resistant windows and shades, and hollow metal doors and frames;
- New complete HVAC system (roof top DX AC package unit) including electrical heat strips (associated ductwork - all properly sized), CO2 sensors, motorized outside air dampers, bi-polar ionization and connected to the EMS for the kitchen area, and provide new makeup air system to existing kitchen hood (interlock exhaust and supply fans), and fire alarm shut down for the kitchen hood extinguishing system. Scope includes new lay-in ceiling, LED lighting and associated structural and roofing work;
- New fire alarm shut down for the gas line connected to the kitchen boiler;
- Replacement of two (2) bi-level electric water coolers with bottle filler to be ADA compliant; and
- New lights in the stage area.

#### Building 09 - K-Pod

- Replacement of two (2) lavatory sinks and cabinets in Classroom 066, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate replacement; and one (1) custodial mop sink and faucet, new instantaneous water heater, wall tile and substrate.

#### Building 11 - Flammable Storage

- Provide building upgrades and new roof top mounted explosion proof exhaust fan including roofing and electrical work.

#### Building 13 - Electrical Room

- New roof top mounted exhaust fan including roofing and electrical work.

#### Building 14 - Media Center

- Replacement of the exterior HVAC compressor; and two (2) new emergency exit signs.

#### Campus-Wide

- Replacement of the fire alarm (FA) system including conduit, wiring and new FA devices at Buildings 1 thru 13, and removal of all existing devices;
- Replacement of the Public Address (PA) system including console and all devices, including the PE Shelter;
- Replacement of aluminum and glass storefront systems, aluminum clerestory jalousie windows and exterior hollow metal doors in Buildings 01, 02, 03, 04 and 07, with new impact resistant storefront and shades, impact resistant windows and shades, and hollow metal doors; including concrete curbs, removal and reinstallation of built-in cabinets attached to the existing storefront, marker boards, chalkboard and display shelves. Scope includes electrical scope associated with the removal of window mullions, steel frames for hollow metal doors and Bard unit grilles;
- Replacement of window air conditioning units in primary classrooms, administration and related spaces in Buildings 01, 02, 03, 04 and 07, with new Bard type units connected to the Energy Management System (EMS), including windows and wall louvers, and plumbing connections for new condensate drywells;
- Replacement of the existing EMS controls for all HVAC equipment throughout with new Direct Digital Controls (DDC) connected to the newly installed Trane EMS system panel;
- Renovation of Student Restrooms 006A, 007A, 011A, 012A, 021A, 022A, 055, 056, 068 and 069 to be ADA compliant, including replacement of all plumbing fixtures, finishes, accessories, and water, waste and vent piping in walls and underground;
- New exterior doors security alarm contacts to be connected to the existing security system in Buildings 01, 02, 03, 04, 09, 10, 11, and 13 including door frame work, conduit, equipment and programming;
- Exterior painting, pressure cleaning, minor stucco repairs and preparing surfaces for painting for Buildings 1 thru 16 (excluding Building 17); scope includes painting on walls, ceiling and columns in corridors;
- New emergency escape/access in Portable Building 32 Rooms D043 and D044;

- 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 20, 2018, the Board commissioned Link Construction Group, 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>SRA is M-DCPS certified as MBE Tier 2 and Hispanic-American owned firm (certification expiration date: 08/12/22)</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>
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (11-19-19)	SBE Tier 1 (11-19-19)	12.0%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (11-19-19)	SBE Tier 1 (11-19-19)	12.0%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (04-10-21)	-	-	1.0%
AMBRO, Inc.	Civil Engineer	African-American (07-06-20)	SBE Tier 1 (07-06-20)	7.0%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman (10-25-20)	MBE (10-25-20)	0.5%	
<b>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)</b>				31.5%	

**Note:**

(1) Subsequent to the negotiations, SRA submitted revised utilization commitment percentage for Civil Engineering services, thereby increasing their total SBE/MBE participation percentage from 27.0% to 31.5%.

**Construction Cost Estimate: \$3,381,080 (GOB-funded)**

Project Schedule:

SRA 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 November 19, 2019
- Phase II/III - Construction Documents 100% complete January 21, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than October 4, 2019.

Construction milestone dates:

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

Terms & Conditions:

1. Basic Services Fees:

SRA has agreed to a lump sum fee for Basic Services of \$259,000 which represents approximately 7.66% of the Construction Estimate of \$3,381,080. 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)	5%	\$12,950
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	15%	\$38,850
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	25%	\$64,750
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	18%	\$46,620
Phase IV - Bid/Award	3%	\$7,770
Phase V - (A) Construction Administration	25%	\$64,750
Phase V - (B) Punch List/Closeout	7%	\$18,130
Phase VI - Warranty	2%	\$5,180
<b>TOTAL BASIC SERVICES LUMP SUM FEE:</b>	<b>100%</b>	<b>\$259,000</b>

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:	\$ 9,000
c) HVAC Test & Balance, Not-to-Exceed:	<u>\$20,000</u>
Total Supporting Services Fees:	\$49,000

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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1172100	19770000	740000	01424800

Prior Commissions:

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

- 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
- A/E at Everglades K-8 Center  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01424800  
A/E Commissioned: June 20, 2018
- A/E at Dr. Gilbert L. Porter Elementary School and PLC-Q  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528700  
A/E Commissioned: February 21, 2018

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SRA is 3.53 (most recent average score 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 SR Architects, P.A., is Ernesto L. Santos. The firm is located at 7469 S.W. 50 Terrace, Miami, Florida 33155.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission SR Architects, P.A., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond Funded Renovations at Everglades K-8 Center, located at 8375 S.W. 16 Street, Miami, Florida 33155, Project Number 01424800, as follows:

- 1) A lump sum fee of \$259,000 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:ef