

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 PALM SPRINGS ELEMENTARY SCHOOL, PROJECT NUMBER 01529700**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

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

Introduction:

On January 16, 2019, the Board commissioned Wolfberg Alvarez & Partners, Inc. (WAP), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 170 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Renovations at Palm Springs Elementary School, located at 6304 East First Avenue, Hialeah, Florida 33013. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on October 15, 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 is not limited to:

Site Level

- Replacement of the main entry gate with a new metal gate and panic hardware; and a new curb cut and driveway at the gate on the east side of Second Avenue;
- Milling, resurfacing, restriping and new wheel stops for the southeast and southwest parking lots and drives; and restriping, new directional signs and wheel stops for the northwest parking lot and drive;
- Resurfacing and restriping four basketball courts with Synthetic rubber surface. Hardcourts will be marked for basketball and volleyball;
- New covered walkway connecting the north drop-off area on East 65<sup>th</sup> Street and the classroom buildings;

- New concrete sidewalk between basketball courts and central walkway;
- Regrading of landscaped areas between Buildings 08 and 09;
- Demolition of five portable buildings and associated scope; and
- New storage building (approximately 500 SF).

#### Building 01 - Cafeteria

- Replacement of the exterior wood doors and frames with new hollow metal doors, frames and hardware, and wood sliding doors in the cafeteria with new electric overhead grille; new closers for the northwest door to cafeteria, and for the northeast and southwest stage doors;
- Repairing minor cracks and settling in cast in place terrazzo in Dining 002 and Kitchen 001; and sealing expansion joints at walkway by Rooms 003 and 004;
- New four foot high wainscot in kitchen and adjacent rooms; and new washer and dryer room;
- Remodeling Room 004 to mechanical room, including demolition of obsolete boiler and associated scope, and new closet for the existing water heater;
- Replacement of the two roof top units (RTUs) for the dining, and the window AC units for the kitchen with a new dedicated DX split systems properly sized, including air handling units (AHUs) and condensing units (CUs) in Mechanical 004. Scope includes new ductwork and piping, and new makeup air system and fans for the kitchen hood;
- New mini-split DX units for Lounge 007 to supplement A/C for the IT Room and Storage 001F; and new cooler and freezer for the cafeteria;
- Replacement of approximately 150 LF of main sanitary line for the kitchen, and the existing grease trap with two grease traps and associated scope;
- New performance and house Light Emitting Diode (LED) light fixtures and controls for the stage;
- New illuminated exit sign for the kitchen door; and new smoke/heat detectors for the stage and the manager's office; and
- New accessible route (lift) connecting floor with stage area.

#### Building 02 - Intermediate Classrooms

- Replacement of the damaged sidewalk and pruning trees by east side of classrooms; and
- Replacement of the existing movable partitions with impact resistant, mold resistant gypsum board partitions; and removal of storage cabinets and wall patching.

#### Building 03 - Administration / Intermediate Classrooms

- Replacement of approximately eight existing exterior wood doors and frames with new hollow metal doors, frame and hardware;
- Replacement of window AC units in the administration with a new dedicated DX split system with a CU on a slab on grade with a fence enclosure;
- Removal of storage cabinets including wall patching; and
- Interior renovation of the administration area.

#### Building 04 - Primary Classrooms

- Removal of storage cabinets and wall patching.

#### Building 05 - Intermediate Classrooms

- Replacement of custodial mop sink and new instantaneous water heater; and
- Removal of storage cabinets including wall patching and finishes.

#### Building 06 - Art Music

- Replacement of the existing DX split unit with a new dedicated DX split system and new ductwork;
- Relocation of a three-way switch for music room; and
- New door closer at Kiln 001C and replacement of wood shelving with new metal shelving, including substrate.

#### Building 07 - Media Center

- New DX mini split unit for the Data Communication Room 001.

#### Building 08 - (14) Classrooms

- Changing the partition door swings for Restroom 064 to be ADA compliant; and
- New roof ladder and cage, including associated structural and roofing.

#### Building 09 - PE Shelter

- Converting Room 072 to flammable storage, including exterior doors and frames, explosion proof light fixtures, exhaust fans and grilles, etc.; and
- Additional structural fastening from the roof to the 5" metal columns.

#### Building 10 - K-POD

- Replacement of the existing RTU, duct dampers, duct grills, and duct registers; and
- Replacement of the existing movable partitions with impact resistant, mold resistant gypsum board partitions.

#### Campus-Wide

- Replacement of the existing roofing systems with new SBS modified bitumen roofing systems on Walkway Decks C, D and E, and Buildings 06, 07 and 10;
- Replacement of the aluminum and glass storefront systems, aluminum clerestory jalousie windows and exterior doors in Buildings 02 thru 05, with new impact resistant storefronts, impact resistant windows, and hollow metal doors, frames and hardware; including structural upgrades, removal of built-in cabinets attached to the existing storefront, exterior display cases, ventilation louvers and security grilles; and replacement of all windows for the kitchen and dining area with new impact resistant windows and screens;
- Replacement of the existing resilient tile flooring and bases with new linoleum tile flooring and rubber bases in Buildings 02 thru 06 and 10; and in seven classrooms in Building 08, including Classroom 066 to correct moisture intrusion from below slab on grade, including performing moisture tests, new moisture barriers, etc.

Scope includes verifying condition of tilt-up panel joints below grade, and correcting underground water intrusion;

- Replacement of all window AC units in Buildings 03 thru 05, with new Bard type units connected to the EMS, including Bard unit grilles and plumbing connections for new condensate drywells;
- All mechanical scope shall include insulated outside air ductwork and modulating outside air dampers, CO2 sensors, heat strips and bipolar ionization as applicable;
- Installation of new Direct Digital Controls (DDC) in all the HVAC equipment to be connected to the new EMS system;
- Remodeling of Student Restrooms 001A thru 012A and Staff Restrooms 007A and 007B to convert each set of two into one ADA unisex restroom; and renovation of Student Group Restrooms 0017A & 0017B, 029 & 030, 02A & 02B, Staff Restroom 002B and Clinic Restroom 005A to be ADA compliant, including exhaust fans, all plumbing fixtures, finishes, accessories, and domestic water, waste and ventilation piping in walls and part of underground;
- Replacement of base cabinets, lavatory plumbing fixtures and accessories in Buildings 02 thru 05 and 10 to be ADA compliant, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate replacement; and replacement of two bi-level electric water coolers with bottle fillers in Buildings 01 and 03;
- Installation of new electrical receptacles, two in each classroom for Buildings 02, 05, and 07, new electrical receptacles for Building 03 Classroom 009, Building 04 Classroom 006 and Building 06 Music 002; and new ground fault circuit interrupter (GFCI) electrical receptacles to supplement existing receptacles in Building 01 and teacher's workroom in Building 03;
- New electrical outlets for audio/visual projectors in Buildings 03, 05 thru 07, and for smart boards in Building 06;
- Miscellaneous fire alarm devices to supplement existing fire alarm (FA) system;
- Installation of approximately 104 emergency lights in Buildings 01 thru 05; and replacement of the existing fluorescent light bulbs in Buildings 02 thru 05, with new LED light fixtures;
- Replacement of covered walkway lights with LED light fixtures in Buildings 01 thru 05 and 09; and new acoustical ceiling and fluorescent light fixtures with LED light fixtures in Building 10;
- New security contacts to be connected to the existing security system throughout;
- New ADA compliant room signage for Buildings 01 thru 05 and 10;
- Exterior painting required at Buildings 01 thru 10 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 civil, structural, 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 January 16, 2019, the Board commissioned State Contracting & Engineering Corporation, 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>WAP is M-DCPS certified as Hispanic-American owned firm (certification expiration date: 8/22/20)</u>	<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>	<b>NON-SBE/MBE (%)</b>
<b>SUB-CONSULTANT FIRM NAME</b>					
TWR Engineers, Inc.	Electrical Engineer	Asian-American (9-27-22)	SBE Tier 2 (9-27-22)	9%	-
TWR Engineers, Inc.	Mechanical Engineer	Asian-American (9-27-22)	SBE Tier 2 (9-27-22)	8%	-
Nifah and Partners Consulting Engineers, Inc.	Structural Engineer	African-American (4-15-20)	MBE (4-15-20)	2%	-
Nifah and Partners Consulting Engineers, Inc.	Civil Engineer	African-American (4-15-20)	MBE (4-15-20)	5%	-
TWR Engineers, Inc.	Plumbing Engineer	Asian-American (9-27-22)	SBE Tier 2 (9-27-22)	3%	-
<b>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)</b>				27%	

Construction Cost Estimate: \$4,688,541 (GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design January 6, 2020
- Phase II/III - Construction Documents 50% complete March 2, 2020
- Phase II/III - Construction Documents 100% complete April 30, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than January 13, 2020.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) October 2020
- Construction - Substantial Completion by April 2022

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$351,310 which represents approximately 7.49% of the Construction Estimate of \$4,688,541. 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)	11%	\$38,644
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$84,315
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	17%	\$59,723
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	13%	\$45,670
Phase IV - Bid/Award	2%	\$7,026
Phase V - (A) Construction Administration	28%	\$98,367
Phase V - (B) Punch List/Closeout	4%	\$14,052
Phase VI - Warranty	1%	\$3,513
<b>TOTAL BASIC SERVICES LUMP SUM FEE:</b>	<b>100%</b>	<b>\$351,310</b>

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

- 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: \$ 8,000
- 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 M-DCPS Design Standards, including LEED for Building Design and Construction rating system, as it relates to K-12 facilities, 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	1426100	22200000	740000	01529700

Prior Commissions:

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

- A/E of Record at Homestead Middle School  
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01528900  
A/E Commissioned: August 14, 2019
- A/E of Record 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 Palm Springs Elementary School, located at 6304 East First Avenue, Hialeah, Florida 33013, Project Number 01529700, as follows:

- 1) A lump sum fee of \$351,310 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