

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

SUBJECT: COMMISSION OF LIVS ASSOCIATES, L.L.C. AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS & CLASSROOM ADDITION AT MIAMI SHORES ELEMENTARY SCHOOL, PROJECT NUMBER 01529500

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On January 16, 2019, the Board commissioned LIVS Associates, L.L.C. (LIVS), 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 & Classroom Addition at Miami Shores Elementary School, located at 10351 N.E. 5 Avenue, Miami Shores, Florida 33138. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on October 15, 2019. Negotiations with LIVS 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 & classroom addition includes, but is not limited to:

Site Level

- New covered walkway connecting the main school to the new building;
- New 23 parking spaces including demolition, drainage, landscaping and lighting;
- Demolition of the chickee hut, two portable buildings, stairs, sidewalks and utilities, including site restoration, new sod and irrigation;
- New six classrooms addition connected to the main electrical, water and sewer systems; and
- New PE Shelter.

Building 01 – Administration / Media Center / Classrooms

- Replacement of entire roofing membrane in Deck G for the Media Center;
- Replacement of 13 exterior doors and frames with new hollow metal doors, frames and hardware;
- Structural repairs and concrete restoration to walkways and stair landings;
- Replacement of the 1x1 ceiling tiles and fluorescent lights in the Media Center with a new acoustical ceiling system and Light Emitting Diode (LED) type fixtures;
- Replacement of 16 window AC units in classrooms with new Bard type units connected to the Energy Management System (EMS), including window and wall louvers, and plumbing connections for new condensate drywells. Replacement of the HVAC system in administration area with two dedicated DX split units and compressor units (CU); and replacement of window units on second floor with a seven ton AC system and ductwork in Rooms 207, 208, 209, 209A and 231, all properly sized, electrical heat, CO2 sensor, motorized outside air damper, bi-polar ionization and new Direct Digital Controls (DDC) connecting to the EMS;
- Replacement of the existing backflow preventer connecting to the fire alarm system;
- Replacement of one custodial mop sink and new instantaneous water heater;
- Replacement of three bi-level electric water coolers with bottle fillers to be ADA compliant;
- New 38 electrical receptacles, two in each classroom;
- Replacement and relocation of two electrical panels in the electrical room, and one electrical panel in the stairwell to comply with code; and
- Metal gates hardware upgrade to allow egress at all time at four locations.

Building 02 - Classrooms

- Replacement of all window AC units with new Bard type units connected to the EMS, including window and wall louvers and plumbing connections for new condensate drywells;
- Replacement of base storages, lavatory plumbing fixtures and accessories to be ADA compliant, with new stainless steel counter sinks with blubbers and built-in cabinets including substrate;
- New 16 electrical receptacles, two in each classroom; and
- Replacement and relocation of two electrical panelboards located in the mechanical room to comply with code.

Building 04 – Storage

- Installation of a new mini split DX unit for the PE storage;
- Replacement of the interior fluorescent lighting; and
- Replacement of the two disconnect switches with a new weatherproof panelboard.

Building 08 – Band Shell / Storage

- Replacement of one electrical receptacle and three new GFCI duplex electrical receptacles with in-use covers for the band shell stage; and
- Replacement of six wall mounted spot lights with new LED type fixtures.

Building 09 – Cafeteria

- Replacement of approximately 7,800 SF of shingle roofing system;
- Replacement of the acoustical ceiling and fluorescent light fixtures with a new acoustical ceiling system and LED type fixtures;
- Replacement of the HVAC units in kitchen and dining areas with a new HVAC system, all properly sized, electrical heat, CO2 sensor, motorized outside air damper, bi-polar ionization and DDC controls connecting to the EMS;
- Replacement of two bi-level electric water coolers with bottle fillers to be ADA compliant;
- Removal of door fly fans; and
- Replacement of two electrical panelboards (800 and 400 amps) to comply with code.

Campus-Wide

- Replacement of the existing Fire alarm (FA) system with a new certified, addressable FA system for the entire facility and the new addition, complete with controls, detection, notification and initiation devices connected to a control/annunciator panel;
- Remodeling of Student Restrooms 121B & 122B, 124B & 125B, 212B & 231B and 215B & 216B in Building 02, to convert each set of two into one ADA unisex restroom; and renovation of four Student Group Restrooms 015, 016, 018 & 019 in Building 01 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;
- Exterior painting required throughout the entire facility, including 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 January 16, 2019, 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:

PRIME FIRM <u>LIVS is M-DCPS certified as Hispanic-American and SBE Tier 2 owned firm (certification expiration date: 10/25/20)</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>	NON-SBE/MBE (%)
In-House	Electrical Engineer	HA (10-25-20)	SBE-Tier 2 (10-25-20)	-	-
RPJ, Inc.	Mechanical Engineer	HA (10-3-21)	SBE-Tier 2 (1-26-21)	15.61%	-
Nifah & Partners Consulting Engineers, Inc. (*)	Structural Engineers	AA (4-15-20)	MBE (4-15-20)	11.15%	-
Absolute Civil Engineering Solutions, L.L.C.	Civil Engineer	W (6-1-21)	SBE – Tier 2 (6-1-21)	2.41%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				29.17%	

Note:

1. Electrical Engineering will be performed in-house by LIVS.
2. (*) Edwards & Partners, Inc. (EPI) was the original Structural Engineer sub-consultant for LIVS; however, subsequent to the negotiations for Part 1, LIVS requested replacement of EPI with the firm of Nifah & Partners Consulting Engineers, Inc., to provide Structural services for Part 1 and Part 2.
3. Subsequent to the negotiations, LIVS submitted revised utilization commitment percentage for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 20% to 29.17%.

Construction Cost Estimate: \$4,745,897 (GOB-funded)

Project Schedule:

LIVS 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:

LIVS has agreed to a lump sum fee for Basic Services of \$364,500 which represents approximately 7.68% of the Construction Estimate of \$4,745,897. 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)	11%	\$40,095
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$87,480
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	20%	\$72,900
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	9%	\$32,805
Phase IV - Bid/Award	3%	\$10,935
Phase V - (A) Construction Administration	28%	\$102,060
Phase V - (B) Punch List/Closeout	4%	\$14,580
Phase VI - Warranty	1%	\$3,645
TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$364,500

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: \$ 10,000
- Total Supporting Services Fees: \$35,000

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	1334100	21420000	740000	01529500

Prior Commissions:

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

- A/E at Miami Shores Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01529500
A/E Commissioned: January 16, 2019
- Special Projects Consultant (SPC) (Electrical Engineer) for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: August 15, 2018

- A/E of Record for Citrus Grove Elementary School
GOB-funded ESE Classroom Addition - Project Number 01509200
Date of Commission: January 25, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for LIVS is 3.32 (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 LIVS Associates, L.L.C., is F. Antonio Rosabal. The firm is located at 2121 Ponce De Leon Boulevard, Suite 610, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission LIVS Associates, L.L.C., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond Funded Renovations & Classroom Addition at Miami Shores Elementary School, located at 10351 N.E. 5 Avenue, Miami Shores, Florida 33138, Project Number 01529500, as follows:

- 1) A lump sum fee of \$364,500 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