

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

SUBJECT: COMMISSION OF ALLEGUEZ ARCHITECTURE, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS & NEW P.E. SHELTER AT LEISURE CITY K-8 CENTER, PROJECT NUMBER 01529100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On January 16, 2019, the Board commissioned Alleguez Architecture, Inc. (AAI), 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 & New P.E. Shelter at Leisure City K-8 Center (K-8), located at 14950 S.W. 288 Street, Miami, Florida 33033. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on November 22, 2019. Negotiations with AAI 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 & new P.E. shelter includes, but is not limited to:

Site Level

- Refurbishing, resealing and restriping of the northwest, southwest and northeast parking lots and drop off area;
- Resurfacing and restriping three basketball courts with synthetic rubber surface, including regrading at the northeast corner of the hardcourt; and replacement of four posts and hoops for the elementary hardcourts. Hardcourts will be marked for basketball and volleyball in accordance with M-DCPS Design Standards;
- New covered walkways for the new P.E. Shelter, and for the parent drop off next to Building 08; and regrading of the area between Building 08 and 14;
- Replacement of seven metal gates and hardware throughout the entire facility;
- Replacement of the playgrounds situated south of Building 06 and near Building 08, and P.E. equipment near Building 13, including new equipment, safety surfaces,

artificial turf and shade structures. Scope includes demolition of concrete slab from old playground and site restoration;

- Demolition of seven portable buildings, access stairs, sidewalks and utilities; including site restoration, new sod and irrigation; and
- New P.E. Shelter, and demolition of existing P.E. Shelter (Building 11) and site restoration.

Building 09 - Cafeteria

- Replacement of the east storefront systems and wood doors with new impact resistant windows on CMU knee walls, and new hollow metal doors, frames and hardware; replacement of the west storefront systems, aluminum clerestory windows and wood doors with new impact resistant window systems on CMU knee walls, new clerestory windows and hollow metal doors, frames and hardware; and replacement of ten kitchen awning windows with new impact resistant windows;
- Replacement of the existing rooftop DX split A/C units and window A/C units serving the cafeteria with a new dedicated DX split A/C system for the dining and a new dedicated roof top DX A/C system for the kitchen, properly size, including roof/ceiling access and new makeup air system for the new kitchen hood. Scope includes new ductwork and piping, insulated outside air ductwork and modulating outside air dampers, CO2 sensors, heat strips and bipolar ionization;
- New mini-split DX A/C unit for Dry Storage 002E;
- Removal of the obsolete boiler and associated scope from the boiler room and reconfigure space as mechanical room to accommodate AHUs; and
- New stage Light Emitting Diode (LED) lighting.

Campus-Wide

- Replacement of the existing fire alarm (FA) system with a new certified, addressable FA system for the entire facility, complete with controls, detection, notification and initiation devices connected to a control/annunciator panel;
- Installation of new Direct Digital Controls (DDC) in all the HVAC equipment to be connected to the new Energy Management System (EMS);
- Replacement of the north window wall systems and wood doors for Buildings 01, 02, 04, 05, 06 and 07 with new impact resistant windows over CMU knee walls and new egress/access doors, frames and hardware; and replacement of the south aluminum storefront systems, jalousie windows and wood doors, with new CMU infill, and hollow metal doors, frames and hardware, including concealed door contacts connected to the existing security system;
- Replacement of exterior double doors for Electrical Room 006, with louvered double hollow metal doors, frame and hardware accessible to FPL; and replacement of the double doors in Room 006A with a double hollow metal doors, frame and hardware in Building 02, including concealed door contacts connected to existing security system and properly certified as per M-DCPS standards;
- Selective replacement of Vinyl Composition Tile (VCT) flooring and rubber bases in Building 01, 08, and 13, with new linoleum tile flooring and base;
- Replacement of acoustical ceiling systems and fluorescent light fixtures with new acoustical ceiling systems and LED type fixtures; and removal of hot water source space heater system and television hangers throughout Buildings 02, 04, 05, 06, 07

and 08; replacement of the existing kitchen hard ceiling and fluorescent light fixtures in Building 09, with a new cleanable acoustical ceiling system and LED type fixtures; and selective replacement of the existing acoustical ceiling in dining room in areas affected by construction activity;

- Replacement of existing wall A/C units in Buildings 02, 04, 05, 06, and 07, with new BARD type A/C units connected to the EMS, including Bard unit grilles, plumbing connections for new condensate drywells;
- Installation of a new mini split DX unit for the PE storage in Building 10;
- Installation of four new ground fault circuit interrupter (GFI) duplex electrical devices and raceway in Building 04;
- Five new emergency exit signs, including electrical raceway in Building 07;
- Remodeling of Student Restrooms 004C & 004D in Building 03, to convert them into one ADA unisex restroom; and renovation of two Student Group Restrooms 001 & 003 in Building 04, three student single restrooms in Building 08 (acid washing the remaining three restrooms) and staff restrooms in Building 09 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. Scope includes acid washing restroom in Building 12, and replacement of one bi-level electric water cooler with bottle filler in Building 04;
- New signs to be ADA compliant in Buildings 02, 03, 04, 05, 06, and 07;
- Replacement of base storages, lavatory fixtures and accessories in Buildings 02, 04, 05, 06, 07 and 08, with new stainless steel counter sinks with blubbers and six foot built-in cabinets to be ADA compliant;
- Replacement of the existing 4'x8' chalkboards with one 4'x8' tack/marker board combination for each classroom; replacement of the existing 4'x6' chalkboards with two 4'x6' tack/markerboards combination for each classroom; and replacement of the existing 4'x4' tackboards with four 4'x4' tackboards for each classroom in Buildings 02, 04, 05, 06, 07, and 08;
- 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 substrate preparation, related structural, roofing, mechanical, electrical, plumbing 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 M.A.C. 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:

PRIME FIRM <u>AAI is M-DCPS certified as Hispanic-American and SBE Tier 1 owned firm (certification expiration date: 5-5-20)</u> SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL % COMMITMENT	NON-SBE/MBE (%)
Hammond & Associates, Inc.	Electrical Engineer	African-American (6-21-20)	MBE (6-21-20)	18%	-
SGM Engineering, Inc.	Mechanical Engineer	Asian-American (2-11-22)	-	-	10%
S & F Engineering, Inc.	Structural Engineer	Asian-American (4-9-22)	SBE-Tier 2 (4-9-22)	2%	-
SRS Engineering, Inc. (*)	Civil Engineer	Hispanic-American (9-16-22)	-	-	3%
TOTAL S/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: <u>20%</u>)				20%	
TOTAL NON-S/MBE PARTICIPATION					13%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)					33.00%

Note:

- (*) At the time of Board Commissioning for Part 1, SRS Engineering, Inc., the civil engineer for AAI was certified as SBE Tier 2. Subsequent to the negotiation for Part 1, they graduated from the S/MBE Program. SRS graduation was affecting the S/MBE goals; therefore AAI submitted increased commitment percentage for Hammond & Associates, Inc. (HAI), to meet the mandatory goal of 20%. The revised S/MBE participation for HAI increased from 15% to 18%.

Construction Cost Estimate: \$4,723,107 (Partially GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design March 3, 2020
- Phase II/III - Construction Documents 50% complete May 1, 2020
- Phase II/III - Construction Documents 100% complete July 10, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than March 11, 2020.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) December 2020
- Construction - Substantial Completion by July 2022

Terms & Conditions:

1. Basic Services Fees:

AAI has agreed to a lump sum fee for Basic Services of \$368,000 which represents approximately 7.79% of the Construction Budget of \$4,723,107. 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)	10%	\$36,800
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$92,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	16%	\$58,880
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	15%	\$55,200
Phase IV - Bid/Award	2%	\$7,360
Phase V - (A) Construction Administration	27%	\$99,360
Phase V - (B) Punch List/Closeout	4%	\$14,720
Phase VI - Warranty	1%	\$3,680
TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$368,000

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

- a) Additional Site Visits: A maximum of 96 additional site visits at a flat fee of \$250/site visit: \$24,000
 - b) Project-specific Land Survey, Not-to-Exceed: \$ 15,000
- Total Supporting Services Fees: \$39,000

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 (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1290100	21000000	740000	01529100
370000	568000	1290100	15080000	740000	01529100

Prior Commissions:

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

- A/E for Leisure City K-8 Center (Part 1 – Program/Master Plan)
GOB-funded Renovations - Project Number 01529100
Date of Commission: January 16, 2019
- A/E for North Miami Elementary (Part 2 - Full A/E Services)
GOB-funded Renovations - Project Number 01509000
Date of Commission: August 15, 2018

- Architectural/Engineering Projects Consultant (A/EPC) (Sheltered Market for S/MBE) for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: July 25, 2018
- A/EPC for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: April 17, 2013
Six-Month Extension: April 16, 2017 to October 16, 2018
Six-Month Extension: October 16, 2017 to April 16, 2018
- A/E for North Miami Elementary (Part 1 – Program/Master Plan) GOB-funded Renovations - Project Number 01509000
Date of Commission: June 21, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for AAI is 3.24 (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 third quarter of 2019).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc., is Ana Alleguez. The firm is located at 7294 S.W. 48 Street, Miami, Florida 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Alleguez Architecture, Inc., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond Funded Renovations & New P.E. Shelter at Leisure City K-8 Center, located at 14950 S.W. 288 Street, Miami, Florida 33033, Project Number 01529100, as follows:

- 1) A lump sum fee of \$368,000 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