

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

SUBJECT: COMMISSION OF LAURA M. PEREZ AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT ERNEST R. GRAHAM K-8 ACADEMY, PROJECT NUMBER 01528500

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On November 20, 2018, the Board commissioned Laura M. Perez and Associates, Inc. (LMP), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 168 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Renovations at Ernest R. Graham K-8 Academy, located at 7330 West 32 Avenue, Hialeah, Florida 33018. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on October 10, 2019. Negotiations with LMP 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

- Milling, resurfacing and restriping of the northeast and southwest staff parking lots, and handicap parking stalls; including repairing concrete surfaces and 17 spaces damaged by settlement;
- Modifications of the offsite shoulder parking lane for the new parent drop-off, additional stacking, including all related drives, walks and curb repairs in accordance with traffic Study and Public Works methodology;
- New covered walkways to connect each of the two existing drop-off areas to the buildings; new railing for walkway next to retaining wall by Building 01 to eliminate drop hazard; and new four-foot high galvanized steel fence extension on top of existing concrete security wall;

- Resurfacing and restriping five basketball courts with Synthetic rubber surface, including repair of court cracks/holes and re-sodding. Scope includes two new full size volleyball layout for middle school and new caps to seal existing volleyball sleeves in concrete. Hardcourts will be marked for basketball and volleyball in accordance with M-DCPS Design Standards;
- Resurfacing existing play areas by basketball courts with new impact mats and synthetic grass safety surface, and refinishing of PE equipment and balance beams; new primary playground area and equipment in Courtyard facing Building 02, including a synthetic grass safety surface system with proper drainage to prevent ponding, and perimeter fence with gate as per M-DCPS standards;
- New drainage improvement throughout numerous buildings, walkways and courtyards, including tributary area from roofs and courtyards, structures of exfiltration trenches, earthwork, and sodding; restoring concrete and providing a new ramp at northwest corner of Building 07; and replacement of the existing exterior concrete pad in the circular portion of Building 04, in order to drain water away from door; and
- Relocation of Fire Department Connection (FDC) to comply with code.

Building 01 - Administration

- Removing and filling with concrete the existing electric floor outlets in administration and secretarial areas, and replacing them with new low partition walls with electric and data outlets; and new reception counter between Reception 001 and Secretary 002 to be ADA compliant, with new partition and a seven foot security door. Scope includes replacing existing floor finish and rubber base with new resilient flooring.

Building 04 - Classrooms

- Replacement of the vinyl composition tile flooring (VCT) and accent band to cover up patch area in Corridor 129, including floor preparation and restore to finishes; and re-roofing and flashing small areas for Planning Room 225.

Building 06 - Media Center

- Replacement of approximately 7,000 SF of VCT and rubber base throughout, with new carpet tile flooring and base, including floor preparation and restore to finishes;
- Repairing rainwater leader pipes (RWL) and penetrations leaking into Group Restrooms 076, 077 and adjacent spaces, and replacing interior finishes; and
- New Light Emitting Diode (LED) light fixtures for the corridor outside Media Center, with new dedicated electrical circuits connecting to the existing electrical panel, to independently control lighting from other exterior areas; and new dedicated electrical circuits, raceways and devices for the four exit stairs, by re-circuiting and connecting them to the existing electrical panel.

Building 07 - Cafeteria

- Replacement of all interior doors and service line doors with new hollow metal doors, frame and hardware;
- Selective replacement of quarry tile flooring and baseboard in kitchen area, and damaged floor tile around door jambs at all serving doors and in front of serving line, including floor preparation and restore to finishes;

- Refinishing of stage wood flooring; upgrading of the stage lighting; and replacement of 12 damaged electric receptacle and cover plates; and
- New electric transfer switch to separate all non-emergency standby loads from the emergency loads by re-circuiting them independently at Rooms 003, 023, 024, 025, and 027, including new electrical panel, raceway, transformer, low voltage panel, and repair to finishes.

Campus-Wide

- Replacement of the Fire Alarm (FA) system throughout the entire school, including underground lines to conceal all conduits, patching existing and new penetrations, and repair to finishing;
- Refurbishing 72 egress windows throughout the entire school; and replacement of egress windows marked as emergency escape in Rooms 288, 291 and 100 in Building 06, with new egress windows and signs to comply with code;
- Replacement of the two double exit doors, side panels, and exterior door closers at play area on both sides of Building 02; replacement of exterior doors, frames and hardware including heads and drip edges at Room 015 (Building 01), Room 067 (Building 06) and Room 014 (Building 07); replacement of five doors, frames and hardware at Building 05; and replacement of flammable storage door with new double fire rated doors frames and hardware. Scope includes concealed door contacts connected to existing security system certified as per M-DCPS standards;
- Replacing the stucco and expansion joint material from the outlines of Buildings 04, 05 and 06; properly treating the cracks on masonry walls in Buildings 04 and 05, and in walkway between the masonry wall and the plaster ceilings including new joint material, caulking and treating exposed re-bars;
- Patching and sealing full walls and insulated louver walls in various locations at Rooms 034 and 041 in Building 02 and at Rooms 168, 148, 270 and 248 in Building 05;
- Removing of approximately 180 linear feet of exterior decorative metal sunshades and refinishing with stucco all damaged areas above second floor windows, on the east and west side of Building 04; and properly treating interior cracks in all areas damaged by water intrusion in all first and second floor rooms not facing the courtyard, including repairing the existing gypsum wall board, plaster and repair to finishes;
- Removing the exterior stairs plastic like panels in Buildings 04 and 05, including treating the support structure for rust, painting and putting the panels back in place. Replacement of the guardrails below the seven open stairs around courtyard, and approximately 810 LF of railing system and epoxy coating at bases, cutting and replacing any post that is corroded. Scope includes replacing all infill material on the entire length of the railing system to allow for treatment and painting of the railing and support structure/plate;
- Replacement of the original chilled water Air Handler Unit (AHU) 1A (Building 01), AHUs 2A and 2B (Building 02), AHU 1B (Building 03), AHUs 3-1A, 3-1B, 3-2A and 3-2B (Building 04), AHUs 4-1, 4-2, 5-1 and 5-2 (Building 05), AHUs 1B and 2B (Building 06), and AHUs 7A and 7B (Building 07), with new AHUs properly sized, with double insulated ductwork in mechanical rooms, Variable Frequency Drives (VFD), electrical heat, CO2 sensor, motorized outside air dampers, insulated outside

- air ductwork (O/A louvers) as needed, bi-polar ionization and direct digital controls (DDC) ready for connecting to the new EMS system;
- New roof intake fans for AHUs 2A and 2B (Building 02), AHU 1B (Building 03), AHUs 3-1A, 3-1B, 3-2A and 3-2B (Building 04) and AHUs 7A and 7B (Building 07) properly size, NOA certified, in compliance with current outside air code requirements;
 - Replacement of Variable Air Volume (VAV)s that are not operational throughout the entire facility, refurbishing existing VAVs in Building 08, balancing CFM, and new controls connecting to the new EMS system. Scope includes selective replacement of the acoustical ceiling system;
 - New DX Mini Split units for Server 040 in Building 02, 168A in Building 05 and for computer and equipment rooms in Media Center;
 - Replacement of four bi-level electric water coolers in Building 02, two in Building 03, six in Building 04, 12 in Building 05, five in Building 06 and two in Building 07, with bottle fillers to be ADA compliant;
 - Fire-stopping Electrical Room 218 and 229 (Building 04), Room 270A (Building 05), Room 080 (Building 06), and Room 335 (Building 08), including spraying 1-hr fire rating to metal decks and exposed ceilings, and sealing all pipes;
 - Six new door contacts, wiring and related devices for Building 01, eight for Building 02, two for Buildings 03, 04 and 10, 22 for Building 05, four for Building 06 and six for Building 07, all connecting to the existing main intrusion alarm system and certified as per M-DCPS Standards;
 - Installation of new illuminated exit signs, wiring and related devices in corridor in front of Music Rooms 60 and 62 in Building 03, and for Media Center and CCTV Room 070B in Building 06; and replacement of 12 illuminated exit signs for first and second floor corridors and exit doors in Building 05;
 - Modernization of the elevator cab in Building 06, including replacing controllers, pump and motor, re-cladding and polishing doors and jambs, new floor and light crate; and refurbishing elevator in Building 08, including replacing packing system;
 - Exterior painting throughout the entire school including exterior walkway ceilings; metal covered walkways, decorative metal facades; previously painted louvered windows and large fixed louvers at mechanical rooms. Scope includes pressure cleaning exterior walls and walkway ceilings, repairing cracks, minor 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>LMP is M-DCPS certified as Hispanic-American and SBE Tier-2 owned firm (certification expiration date: 9-13-22)</u>	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	GOAL % COMMITMENT	NON-SBE/MBE (%)
SUB-CONSULTANT FIRM NAME					
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American (9-27-22)	SBE-Tier 2 (9-27-22)	12.40%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American (9-27-22)	SBE-Tier 2 (9-27-22)	22.60%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American (4-10-21)	-	-	1.00%
AMBRO, Inc.	Civil Engineer	African-American (7-6-20)	SBE-Tier 1 (7-6-20)	10.00%	-
TOTAL S/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				45.0%	
TOTAL NON-S/MBE PARTICIPATION					1.00%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				46.00%	

Note:

- (*) For Part 1 services, Bell Landscape Architecture was the Landscape Architect sub-consultant. For Part 2 services, the project scope does not include landscaping services. Therefore, Bell Landscape Architecture was removed as a sub-consultant. Subsequent to negotiations, LMP submitted increased commitment percentages for Electrical, Mechanical, and Civil Engineering services. Accordingly, their total revised SBE/MBE participation increased from 24% to 45%.

Construction Budget: \$5,155,263 (GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design May 4, 2020
- Phase II/III - Construction Documents 50% complete July 3, 2020
- Phase II/III - Construction Documents 100% complete September 11, 2020

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

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) February 2021
- Construction - Substantial Completion by August 2022

Terms & Conditions:

1. Basic Services Fees:

LMP has agreed to a lump sum fee for Basic Services of \$400,500 which represents approximately 7.77% of the Construction Estimate of \$5,155,263. 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)	9%	\$36,045
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$96,120
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	17%	\$68,085
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	12%	\$48,060
Phase IV - Bid/Award	4%	\$16,020
Phase V - (A) Construction Administration	29%	\$116,145
Phase V - (B) Punch List/Closeout	4%	\$16,020
Phase VI - Warranty	1%	\$4,005
TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$400,500

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

- a) New Energy Management System as Add Alternate #1 (Design thru Bid & Award): \$13,000
 - b) New Energy Management System as Add Alternate #1 (Construction Administration): \$4,500
 - c) Milling, resurfacing & re-striping service drive and parking lot as Add Alternate #2 (Design thru Bid & Award): \$5,000
 - d) Milling, resurfacing & re-striping service drive and parking lot as Add Alternate #2 (Construction Administration): \$3,000
 - e) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$250/site visit: \$25,000
- Total Supporting Services Fees: \$50,500

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 District 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	1505100	17710000	740000	01528500

Prior Commissions:

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

- A/E at Dr. Toni Bilbao Preparatory Academy
Full A/E services for GOB-funded Phase II Addition of Middle School Grades 6-8
(Reuse of Comstock ES. New, 3-Story Classroom Building 09)
Project No. 01530400
Date of Commission: October 10, 2019

- A/E at South Pointe Elementary School
Part 2 (full A/E) services for GOB-funded Addition and Renovations
Project No. 01530400
Date of Commission: August 14, 2019

- A/E at Arvida Middle School
Part 2 (full A/E) services for GOB-funded Renovations (Phase I)
Project No. 01527700
Date of Commission: April 17, 2019

- A/E at Comstock Elementary School
Part 2 (full A/E) services for GOB-funded Replacement and Renovations
Project No. 01433100
Date of Commission: March 13, 2019

- A/E at Ernest R. Graham K-8 Academy
Part 1 services (Program/Master Plan) for GOB-funded Renovations
Project No. 01528500
Date of Commission: November 20, 2018

- A/E at South Pointe Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Addition and Renovations
Project No. 01530400
Date of Commission: May 16, 2018

- A/E at Arvida Middle School
Part 1 services (Program/Master Plan) for GOB-funded Renovations (Phase I)
Project No. 01527700
Date of Commission: January 17, 2018

- A/E at Comstock Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations
Project No. 01433100
Date of Commission: February 15, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for LMP is 3.17 (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 fourth quarter of 2019).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc., is Laura M. Perez. The firm is located at 2401 N.W. 7 Street, Miami, Florida 33125.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond Funded Renovations at Ernest R. Graham K-8 Academy, located at 7330 West 32 Avenue, Hialeah, Florida 33018, Project Number 01528500, as follows:

- 1) A lump sum fee of \$400,500 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