

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

SUBJECT: COMMISSION OF M.C. HARRY AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT GLADES MIDDLE SCHOOL, PROJECT NUMBER 01613700

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In September 2019, a Request for Qualifications (RFQ) 178 was published to competitively select an Architect/Engineer of Record (A/E), for General Obligation Bond (GOB) funded Renovations at Glades Middle School, located at 9451 S.W. 64 Street, Miami, Florida 33173, Project Number 01613700.

Fourteen (14) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete RFQ responses. Eleven (11) firms were evaluated, and five (5) firms were short-listed and invited to interview. On January 14, 2020, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	M.C. Harry and Associates, Inc.
2	Alleguez Architecture, Inc. (a)(b)
3	Rodriguez Architects, Inc. (a)(b)
4	Nyarko Architectural Group, Inc. (a)(b)
5	KVH Architects, P.A. (a)(b)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 10% and a mandatory M/WBE Sub-consultant Utilization Goal of 9.25% (as determined by the M-DCPS Goal Setting Committee).

Selection:

M.C. Harry and Associates, Inc. (MCH) was the highest-ranked firm and in accordance with the “Procedures for the Selection of Architects and Engineers” (updated August 14, 2019), was selected to negotiate for this project. Negotiations with MCH were successfully concluded and the firm has agreed to provide Program Validation and full A/E design and construction administration services.

School Profile:

The existing facility is on approximately 17 acres and is part of the South Region. The campus is comprised of 5 permanent buildings and covered walkways with a total of 108,429 GSF. Building 01 (two-story), and Buildings 02 and 03 (both one-story) were built in 1962. Building 04 (one-story) was built in 1991 and Building 05 (one-story) was built in 1999. The school site also includes a service drive and yard, and on-site staff parking.

Preliminary Project Scope:

The deficiencies to be addressed for this project include, but are not limited to:

- Replacement of damaged concrete walks and chain link fencing and gates;
- New backflow preventer and chain link fence enclosure;
- Replacement of curtain wall system, windows, doors and frames in Building 01;
- Replacement of acoustical ceiling in Building 01;
- Renovation of group toilets including domestic water and sanitary sewer piping;
- Replacement of water coolers;
- New ADA-compliant signage, as required;
- Replacement of HVAC components (ductwork, chillers, air handling units, rooftop units, exhaust fans and unit ventilators), new outside air system and direct digital controls;
- Replacement of kitchen hood including fire suppression system;
- Selective replacement of lighting and emergency lighting in Building 01;
- Miscellaneous electrical upgrades in Building 01;
- New exterior wall-mounted lighting at Building 05;
- Additional security cameras and alarm devices;
- Replacement of fire alarm system; and
- Selective exterior/interior painting.

The project must be programmed, designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

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 delivery method has been selected for this project. However, 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 a Memoranda of Understanding outlining roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: MCH is not a M-DCPS certified SBE/MBE or M/WBE firm					
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
Hammond & Associates, Inc.	Electrical Engineer	African-American 6-21-2020	4.5%	MBE – Tier 2 6-21-2020	4.5%
Hammond & Associates, Inc.	Mechanical Engineer	African-American 6-21-2020	4.5%	MBE – Tier 2 6-21-2020	4.5%
S & F Engineers, Inc.	Structural Engineer	Asian-American 4-9-2022	1.0%	SBE – Tier 2 4-9-2022	2.0%
Nifah & Partners Consulting Engineers, Inc.	Civil Engineer	African-American 4-15-2020	1.5%	MBE – Tier 2 4-15-2020	-
Building Center No.3, L.L.C.	CA/Architect	African-American 10-17-2020	-	MBE – Tier 1 10-17-2020	1.5%
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:		M/WBE: 11.5%		SBE/MBE: 12.5%	

Construction Budget: \$4,798,172 (GOB-funded)

Project Schedule:

MCH has agreed to the following A/E's document submittal schedule:

- Program Validation July 27, 2020
- Phase I - Schematic Design September 22, 2020
- Phase II/III - Construction Documents 50% complete December 7, 2020
- Phase II/III - Construction Documents 100% complete March 18, 2021

Construction milestone dates (contingent on approved documents):

- Board Award - Guaranteed Maximum Price (GMP) September 2021
- Construction - Substantial Completion by March 2023

Terms & Conditions:

1. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$371,000 which represents approximately 7.73% of the Construction Budget of \$4,798,172. This Basic Services fee includes all required services, consultants, phasing and development of deductive bid alternates 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%	\$ 37,100
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$ 89,040
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14.5%	\$ 53,795
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.5%	\$ 53,795
Phase IV - Bid/Award	2%	\$ 7,420
Phase V - (A) Construction Administration	30%	\$ 111,300
Phase V - (B) Punch List/Closeout	4%	\$ 14,840
Phase VI - Warranty	1%	\$ 3,710
TOTAL BASIC SERVICES FEE:	100%	\$ 371,000

2. Supporting Services Fees:

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

- a) Program Validation, approved by M-DCPS, Lump Sum Fee: \$ 17,738
 - b) Additional Site Visits: A maximum of 110 additional site visits at a flat fee of \$250/site visit, Not-to-Exceed: \$27,500
- Total Supporting Services Fees, Not-to-Exceed: \$45,238

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 Insurance 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 and M/WBE Utilization to OEO. 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 commission.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Thomas Spaulding, ABC Member
 Peter de la Horra, Project Manager II, Capital Improvement
 Andy Lorie, Project Manager I, Capital Improvement
 Lino Fernandez, Architect, Planning Design & Sustainability
 Jeannette Garcia, Director, OEO
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities
 OEO
 Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Jasmine Zhang, Professional Selection Analyst, of

A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1621100	24420000	740000	01613700
351000	568000	1621100	24420000	740000	01613700

Prior Commissions:

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

- A/E of Record at Coral Gables Senior High School
Part 2 services (Full A/E Services) GOB-funded Renovations
Project No. 01433200
Date of Commission: February 12, 2020
- A/E at Flamingo Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations
Project No. 01528600
Date of Commission: March 13, 2019
- A/E of Record at Shenandoah Middle School
Full A/E Services for GOB-funded Classroom Addition
Project No. 01893000
Date of Commission: December 19, 2018

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for MCH is 3.28 (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 MCH, is Lourdes Solera. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, Florida 33133.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission M.C. Harry and Associates, Inc., as Architect/Engineer of Record for General Obligation Bond funded Renovations at Glades Middle School, located at 9451 S.W. 64 Street, Miami, Florida 33173, Project Number 01613700 as follows:

- 1) A lump sum fee of \$371,000 for A/E 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:JZ:cv