

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

SUBJECT: COMMISSION OF KVH ARCHITECTS, P.A., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT RIVIERA MIDDLE SCHOOL, PROJECT NUMBER 01530200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On January 16, 2019, the Board commissioned KVH Architects, P.A. (KVH), 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 Riviera Middle School, located at 10301 S.W. 48 Street, Miami, Florida 33165. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on April 20, 2020. Negotiations with KVH 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 two parking lots located on SW 48th Street; and resurfacing and restriping two basketball courts with Synthetic rubber surface. Scope includes correcting ponding areas, cleaning drainage system, new concrete wheel stops, and painting of posts and goals. Hardcourts will be marked for basketball and volleyball in accordance with M-DCPS Design Standards;
- Remediation of flooding between Building 06 and adjacent covered walkway, and between basketball court and Building 13 flooding into I-Pre Room 1300; and new landscaped area and irrigation along Building 01 between the covered walkway and the adjacent parking;
- Demolition of one portable building, access stair, sidewalk and utilities; including site restoration, sod and irrigation;

Building 01 and Building 02 - Classrooms

- Replacement of window air conditioning units in Building 01 Classroom 102 thru 125 and in Building 02 Classroom 202 thru 205, 209 thru 211, 215 thru 217 and 220 thru 223 with new Bard type units connected to the Energy Management System (EMS), including window and exterior louvers, plumbing connections for new condensate drywells, disconnect and removal of hot water source space heater system;
- Replacement of ceiling tile with new 2x2 suspended acoustical ceiling system, and replacement of light fixtures with new Light Emitting Diode fixtures (LED);
- Replacement of existing guardrails in Building 01 Second Floor Stairs 005 and 006, and Covered Walkway 100A and 100, and in Building 02 Second Floor Stairs 017, 018 and Covered Walkway 230, with new code compliant guardrails and handrails; and
- Removing Buildings 01 and 02 Storage Rooms from beneath the stairs; removing 28 exterior display cases, and relocation of IT Room 101 from under the stair, including relocating IT data panel and wiring to Building 01 Second Floor Room 126.

Building 03 – Fine Arts

- Replacement of all window AC units with eight new BARD type units, two per room, in Rooms 300, 302, 303, and 304, full height exterior louvers, steel posts and new condensing lines connecting to new drywells; including disconnecting and removing the hot water sources space heater systems. Replacement of the roof top condensing unit (CU) in Room 305 with a new five ton roof top CU and condensing lines connecting to the drywell, including electrical heat, CO2 sensor, motorized outside air damper, bi-polar ionization, connecting to the EMS;
- Renovation of Student group Restrooms 306 and 307 to be ADA compliant, including replacement of exhaust fans at restrooms and Custodial 308, all plumbing fixtures, finishes, accessories, and domestic water, waste and vent piping in walls and underground; and replacement of one mop sink in Room 308;
- Replacement of the wall mirror in Dance Room 300 with a new compliant mirror, and removing the acoustical tiles installed in the north and south interior walls;
- Demolishing of the Art Storage Rooms 302A/302B, mezzanine, stairs and railings, and the base storage cabinets adjacent to storefront wall in Art Room 302; replacement of the base and upper storage cabinets, counter sink, plumbing fixtures and accessories in the opposite wall to be ADA compliant; provide a new Storage and Walk-in Display Room per MDCPS-Standards including new walls, linoleum tile flooring and rubber base, ceiling, LED lighting, doors, frames, hardware and shelving;
- Demolishing the Storage Rooms 303A/303B/303C, mezzanine, stairs and railings. Provide a new Digital Art Media and Walk-in Display Rooms per MDCPS-Standards including new walls, linoleum tile flooring and rubber base, ceiling, LED lighting, doors, frames, ADA hardware, shelving. Scope includes replacing two trough service sinks and base cabinets in Digital Media and Art Room-Magnet 303 and Robotic Room-Magnet 304, eight new electrical receptacles and raceways for Computer Rooms, including substrate replacement and repairing finishes of all damaged areas due to renovation work; and
- Reconfiguring the Wood Shop 305 to a new multipurpose room, removing all equipment, gutting out room, removing and blocking opening of exterior double

doors and providing a new single door opening into corridor side; demolishing the Storage Rooms 305A/305B/305C/305D, mezzanine, stairs and railings to provide two new storage rooms. Scope includes new walls, shelving, ceiling, LED lighting, linoleum tile flooring and rubber base on exposed concrete, doors, frames and ADA hardware, interior painting, connecting new spaces to the existing air handling unit and concealing AC ductwork into new ceiling space.

Building 04 - Cafeteria

- Installation of insulated or double wall ducted outside air, motorized dampers, and CO2 sensors/demand controls ventilations (DCV) for newly installed roof top units. Replacement of the two wall A/C units in Office/Storage (Food Preparation) Room 402 with new dedicated mini-splits and condensing lines connected to new drywells.

Building 06 - Media Center

- Installation of a VAV box with damper and control in Room 072.

Building 10 - Administration

- Replacement of six lit exit signs, including two in Corridor 002B; and
- Replacement of the existing Air Handler Unit 1 and A/C 1. Scope including new condensing lines connected to drywell, insulated or double wall ducted outside air, motorized dampers, CO2 sensors, demand controls ventilations (DCV) for new roof top units, bipolar ionization, electric heat, DDC controls connecting to the EMS system, associated roofing and structural upgrades.

Building 11 - Auditorium

- Installing new 24"x 60" motorized damper at existing smoke vents above Stage 1103.

Campus-Wide

- Replacement of the aluminum windows and shades with new impact resistant windows and shades for Buildings 01, 02, 03, 04, 05, 06 and 12, including new knee walls to reduce glazing areas for Buildings 01, 02, 04, and 06; re-installing the shelving attached to the window system in Building 06; removing from Cafeteria the exterior benches and the east side angled railings. Replacing for Building 03, the storefronts, and the clerestory windows in Rooms 300, 302, 303, 304 and 305; including relocation of cabinets, computer raceways, reconnection of existing plumbing, electrical and data concealed in new west wall sills, and blocking up window openings for Storage 300A, 302A, 303 and 305A.
- Replacement of exterior wood doors, frames and hardware in Building 01 Classrooms 102 thru 126 (including blocking up second classroom doors), Building 02 Classrooms 202 thru 211 and 215 thru 226, Building 03 Classrooms 300 thru 303 and 305 thru 308, Building 04 Cafeteria Rooms 400, 401, 404 thru 406 and food line entry door, Building 05 Corridor 505, Building 06 Rooms 060 and 060A, Building 08 Locker Rooms, Building 11 Rooms 1100 and 1103, Building 13 Room 1302 and Building 16 louver door and drip edge, with new hollow metal doors, frame and ADA hardware. Installation of a new threshold to an existing door in Building 12 to be

ADA compliant. Scope includes concealed door contacts connected to existing security system and properly certified as per M-DCPS standards;

- Replacement of two exhaust fans with proper cfm and air circulation ducted to the exterior in Building 01 Group Restrooms 107, 108, 120, 121, and Custodial Rooms 106 and 119, Building 02 Group Restrooms 207, 208, 218 and 219, and Building 13 Group Restrooms 1305A, 1305D, Staff Restroom 1305C and Storage 1305B, including new hard ceiling soffits and access panels;
- Replacement of single water coolers, one in Building 01 and 04, and three in Building 02 with new bi-level electric water coolers with bottle fillers to be ADA compliant;
- Replacement of emergency generator located in Building 16, with a new 121 KW generator, properly certified in compliance with code and M-DCPS Standards.
- Exterior painting required throughout the entire facility, including stucco repairs and preparing surfaces for painting; and selective interior painting at all renovated, remodeled and other areas.
- 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 Asset Builders, LLC dba Messam Construction, 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:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: KVH is M-DCPS certified as Hispanic-American and SBE – Tier 1 (certifications expire on 10-22-2022)					
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NOT CERTIFIED SBE/MBE OR M/WBE %
TLC Engineering for Architecture, Inc.	Electrical Engineer	-	-	-	12%
Hammond & Associates, Inc. (*)	Mechanical Engineer	African-American 6-21-2020	MBE – Tier 2 6-21-2020	12%	-
Eastern Engineering Group Co.	Structural Engineer	Hispanic-American	SBE – Tier 2 7-10-2020	8%	-
Ross Engineering, Inc.	Civil Engineer	Women 8-30-2022	SBE – Tier 1 8-30-2022	5%	-
Go Green Document Solutions, Inc. (**)	Reproduction	African-American 4-3-2022	MBE – Tier 2 4-3-2022	3%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)			28%		12%

Notes:

- (*) TLC Engineering for Architecture, Inc. (TLC) was the original Mechanical Engineer sub-consultant for KVH; however, subsequent to the negotiations, KVH requested replacement of TLC with the firm of Hammond & Associates, Inc., to provide mechanical services.
- (**) KVH also submitted revised FM-7550, List of Sub-Consultants, committing to the use of Go Green Document Solutions, Inc., (M-DCPS certified as MBE and African-American-owned Business).
- Subsequent to the negotiations, KVH submitted increased commitment percentages for Mechanical Engineering services and Reproduction. Accordingly, their total revised SBE/MBE participation increased from 20% to 28%.

Construction Cost Estimate: \$4,497,100 (Partially GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design July 2, 2020
- Phase II/III - Construction Documents 50% complete September 2, 2020
- Phase II/III - Construction Documents 100% complete November 16, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than July 9, 2020.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) May 2021
- Construction - Substantial Completion by December 2022

Terms & Conditions:

1. Basic Services Fees:

KVH has agreed to a lump sum fee for Basic Services of \$348,400 which represents approximately 7.74% of the Construction Estimate of \$4,497,100. Subsequent to negotiations, KVH further reduced their A/E Basic Services Fee 5% for the District's COVID-19 Price Relief Fee Reduction to \$330,980 which represents approximately 7.36% of the Construction Estimate of \$4,497,100.

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	COVID-19 PRICE RELIEF FEE REDUCTION
Phase I - Schematic Design(complete/accepted by M-DCPS)	10%	\$34,840	\$33,098
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$87,100	\$82,745
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15%	\$52,260	\$49,647
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	15%	\$52,260	\$49,647
Phase IV - Bid/Award	2%	\$6,968	\$6,620
Phase V - (A) Construction Administration	28%	\$97,552	\$92,674
Phase V - (B) Punch List/Closeout	4%	\$13,936	\$13,239
Phase VI - Warranty	1%	\$3,484	\$3,310

TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$348,400	\$330,980
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2. The following services require prior written authorization by the Board’s designee:

a) Building 08 Scope not included in GOB Project and Building 05 Exterior Doors (Design thru Bid/Award), Lump Sum Fee	\$ 14,000
b) Building 08 Scope not included in GOB Project and Building 05 Exterior Doors (Construction Administration), Lump Sum Fee	\$ 4,500
c) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$250/site visit:	<u>\$ 25,000</u>
Total Supporting Services Fees:	\$ 43,500

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 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	1680100	25290000	740000	01530200
360000	568000	1680100	25290000	740000	01530200

Prior Commissions:

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

- Architect/Engineer of Record at Carol City Middle School
Full A/E services for GOB-funded Renovations - Project No. 01615900
Date of Commission: January 15, 2020
- Architect/Engineer of Record at Riviera Middle School
Part 1 services (Program/Master Plan) GOB-funded Renovations - Project No. 01530200
Date of Commission: January 16, 2019
- Architectural/Engineering Projects Consultant (A/EPC) (Sheltered Market for Small/Micro Business Enterprises) 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

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for KVH is 3.04 (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 first quarter of 2020).

Principal:

The Principal/Owner designated to be directly responsible to the Board for KVH Architects, P.A., is Caridad Hidalgo-Gato. The firm is located at 1500 N.W. 89 Court, Suite 221, Doral, Florida 33172.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission KVH Architects, P.A., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations at Riviera Middle School, located at 10301 S.W. 48 Street, Miami, Florida 33165, Project Number 01530200, as follows:

- 1) A lump sum fee of \$330,980 for Part 2 Basic Services that include a COVID-19 Price Relief Fee Reduction; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV