

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

**SUBJECT: COMMISSION OF WOLFBERG ALVAREZ & PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT MIAMI SPRINGS SENIOR HIGH SCHOOL, PROJECT NUMBER 01413900**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

On March 13, 2019, the Board commissioned Wolfberg Alvarez & Partners, Inc. (WAP), for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 172 for Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Renovations at Miami Springs Senior High School, located at 751 Dove Avenue, Miami Springs, Florida 33166. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on October 24, 2019. Negotiations with WAP 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:

Campus-wide & Site

- Demolish Driver's Education paved lot and shelter; install soil, irrigation and new fencing at gate;
- Milling, Re-surface and re-stripe parking lots and driveway;
- Replace 17 existing parking lot light poles and fixtures;
- Replace 8 double swing gates around perimeter;
- Concrete walks are damaged and require replacement;
- Replace marquee;
- Install 60 new wall-mounted light fixture around buildings;
- Replace basketball goals and metal standards;

- Re-surface and re-stripe 4 basketball courts;
- Replace main sanitary sewerage system;
- Abandon existing grease traps (fill with concrete) and provide new grease traps;
- Replace main water line from meter to building connection; and
- Selective interior paint as needed in Buildings 01, 02 & 03.

#### Building 01 - Administration/Gymnasium/Auditorium/Classrooms

- Provide new package roof-top A/C at Kitchen (currently non-air conditioned);
- Provide 3 new roof top units at Male and Female Locker Rooms 176 and 178 and Varsity Room 178D (includes removing 4 fan coil units serving Rooms 176C, 178A, 178E & 189 and associated ductwork);
- Provide HVAC (3 Bard units) at new Logistic Room 188;
- Provide 3 Bard units at Dance Studio Room 190;
- Replace 3-ton mini-split A/C in Server Room 023;
- Replace ductwork insulation for AHUs 11,12,13, 14, ductwork for 3 AHUs located in Mechanical Room 164 and exterior ductwork for RTU serving Science Rooms 259, 261, 266, 267 & 268;
- Replace damaged duct dampers, duct grills and registers;
- Replace ventilation fan serving Mechanical Room 200;
- Replace exhaust fan ventilation (fly fans for food service);
- Replace kitchen hood;
- Replace 26 exhaust and 6 supply roof fans;
- Remove boiler and pipe connections in Mechanical Room 200D;
- Install emergency eye/wash and shower in Mechanical Room 200A;
- Remodel Shower Rooms 176D and 178J in Locker Rooms;
- Replace sinks & faucets in Laboratory 216 & 218 and Senior Science Laboratory 254, 255, 256 and 257;
- Replace service sink at 5 Custodial Rooms 156, 162A, 141, 270 & 253;
- Replace 150 2x4 interior fluorescent lighting in selected areas with LED lighting;
- Replace 12 225-amp and 12 100-amps panels;
- Provide security alarm contact at 15 exterior doors;
- Replace ceiling and lighting at Kitchen;
- Replace suspended acoustical ceiling with framed drywall ceiling and new light fixtures;
- Replace Auditorium's existing carpet and provide new projection screen infrastructure;
- Upgrade stage lighting;
- Refinish wood flooring at Stage;
- Replace flooring at Weight Room 174 and Fitness Room 187;
- Replace flooring and 62 double tired lockers at Varsity Room 178D; and
- Replace ranges and recirculating hoods at Kitchen Classroom 216.

#### Building 02 - Classrooms/Media

- Provide make-up air and new exhaust at Kiln at Room 126;
- Replace damaged duct dampers, duct grills and registers;
- Replace 5 refrigerated water cooler with new ADA water coolers;

- Replace 50 2x4 interior fluorescent lighting in selected areas with LED lighting;
- Provide 54 additional outlets;
- Replace 5 225-amp and 5 100-amps panels;
- Provide security alarm contact at 5 exterior doors;
- Replace suspended ceiling grid; and
- Replace vinyl composition tile (VCT) at Interior Circulation 100 (11,000 SF).

#### Building 03 - Classroom

- Provide security alarm contact at 10 exterior doors and
- Replace 4 exhaust roof fans.

#### Building 05 - Storage

- Replace exhaust roof fan.

#### Building 06 - Mechanical

- Replace fire pump.

#### Building 07 - Flammable Storage

- Repair fire damage and block in window in Flammable Storage Room 703 and install spark resistance exhaust fan and exhaust ductwork.

#### Building 12 - Concession Building

- Renovate concessions building, including roof structure;
- Provide exhaust fan at Male Student Restroom 1202B and exhaust fan ventilation at Concession Room 1201;
- Install new refrigerated water cooler with new ADA water coolers; and
- Provide 10 additional GFCI electrical receptacles.

#### Building 13 - Softball Dugouts

- Renovate dugout building, including roof structure;
- Provide exhaust fan at Female Student Restroom 1301B;
- Install new refrigerated water cooler with new ADA water coolers; and
- Provide 5 additional GFCI electrical receptacles.

#### Building 14 - Softball Dugouts

- Renovate dugout building, including roof structure and provide 14 additional GFCI electrical receptacles.

#### A/E Scope of Services:

The A/E will be required to provide full design and construction administration services and may include other services as requested by the Board and will coordinate with District departments and regulatory agencies including but not limited to Maintenance, the BCC, etc. as required.

All design and construction shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire

Prevention Code (Life Safety Code), barrier-free design guidelines, Florida Statutes and M-DCPS Design Standards and District policies. Passive design elements and low-energy usage features shall be incorporated in the design and construction of the new facility.

This project shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

**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 March 13, 2019, the Board commissioned Veitia Padron Incorporated, 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:

<b>LIST OF M-DCPS OEO CERTIFICATIONS</b>					
<b>PRIME FIRM:</b> WAP is certified as a HA (certification expires on 8-22-2020)					
<b>SUB-CONSULTANTS FIRM NAME/ ROLE OR RESPOSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>M/WBE GOAL (%) COMMITMENT</b>	<b>SBE/MBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>SBE/MBE GOAL (%) COMMITMENT</b>	<b>NON-SBE/MBE %</b>
TWR Engineering, Inc./ Mechanical - Plumbing Engineer	AS 9-27-2022	-	SBE-T2 9-27-2022	10.4%	-
In-House./ Electrical & Mechanical - HVAC Engineer	-	-	-	-	-
Nifah & Partners Consulting Engineers, Inc./ Structural Engineers	AA 2-28-2023	2.36%	MBE-T2 2-28-2023	-	-

Nifah & Partners Consulting Engineers, Inc./ Civil Engineer	AA 2-28-2023	6%	MBE-T2 2-28-2023	-	-
<b>TOTAL SUB-CONSULTANTS PARTICIPATON PER CATEGORY:</b>		8.36%	X	10.4%	-

M/WBE Category Codes:

AA = African-American  
AS = Asian-American  
HA = Hispanic-American

SBE/MBE Category Codes:

SBE-T2 = Small Business Enterprise - Tier 2  
MBE-T2= Micro Business Enterprise - Tier 2

Note: This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 6.64% and a mandatory M/WBE Sub-consultant Utilization Goal of 8.36% (as determined by the M-DCPS Goal Setting Committee).

Construction Cost Estimate: \$4,940,191 (Partially GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design June 10, 2020
- Phase II/III - Construction Documents 50% complete July 24, 2020
- Phase II/III - Construction Documents 100% complete October 5, 2020

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than June 24, 2020.

Construction milestone dates:

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

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$375,000 which represents approximately 7.59% of the Construction Estimate of \$4,940,191. Subsequent to negotiations, WAP further reduced their A/E Basic Services Fee 5% for the District's COVID-19 Price Relief Fee Reduction to \$356,250 which represents approximately 7.21% of the Construction Estimate of \$4,940,191.

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:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>	<b>COVID-19 PRICE RELIEF FEE REDUCTION</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	11%	\$41,250	\$39,187
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	24%	\$90,000	\$85,500
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15%	\$56,250	\$53,438
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	15%	\$56,250	\$53,438
Phase IV - Bid/Award	2%	\$7,500	\$7,125
Phase V - (A) Construction Administration	28%	\$105,000	\$99,750
Phase V - (B) Punch List/Closeout	4%	\$15,000	\$14,250
Phase VI - Warranty	1%	\$3,750	\$3,562
<b>TOTAL BASIC SERVICES LUMP SUM FEE:</b>	<b>100%</b>	<b>\$375,000</b>	<b>\$356,250</b>

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

Total Supporting Services Fees: \$25,000

3. Other Terms & Conditions:

- 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/Employer's

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.

Project Funding (Partially GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1751100	26750000	740000	01413900
391000	568000	1751100	26750000	740000	01413900

Prior Commissions:

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

- A/E of Record at Palm Springs Elementary School  
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01529700  
A/E Commissioned: November 20, 2019
- A/E of Record at Homestead Middle School  
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01528900  
A/E Commissioned: August 14, 2019
- A/E of Record at Miami Edison Senior High School  
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01508400  
A/E Commissioned: July 24, 2019
- A/E at Miami Springs Senior High School  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01413900  
A/E Commissioned: March 13, 2019
- A/E at Palm Springs Elementary School  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01529700  
A/E Commissioned: January 16, 2019

- A/E of Record at Norland Middle School  
Part 2 (Full AE) services for GOB-funded Renovations - Project No. 01509500  
A/E Commissioned: November 20, 2018
- A/E of Record at Marine Academy of Science and Technology at FIU Senior High School Biscayne Bay Campus (Phase I)  
New Small Senior High School Prototype - Project No. 01654500  
A/E Commissioned: May 16, 2018
- A/E at Homestead Elementary School  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01528900  
A/E Commissioned: May 16, 2018
- A/E at Miami Edison Senior High School  
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project No. 01508400  
A/E Commissioned: June 21, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for WAP 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 first quarter of 2020).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez & Partners, Inc., is Marcel Morlote. The firm is located at 75 Valencia Avenue Suite 1050, Coral Gables, FL 33134.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez & Partners, Inc., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations at Miami Springs Senior High School, located at 751 Dove Avenue, Miami Springs, Florida 33166, Project Number 01413900, as follows:

- 1) A lump sum fee of \$356,250 for Part 2 Basic Services that includes 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:AB