

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

SUBJECT: COMMISSION OF GURRI MATUTE P.A., AS ARCHITECT/ENGINEER OF RECORD FOR NEW CLASSROOM ADDITION, AT ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY (A REUSE OF RUTH K. BROAD/BAY HARBOR K-8 CENTER CLASSROOM ADDITION), PROJECT NUMBER 02092300

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In accordance with Florida Statute 287.055, no public notice or utilization of the competitive selection process is required for reuse of existing plans from a prior project of the Board.

On April 13, 2016, the Board commissioned Gurri Matute, P.A. (GM), for General Obligation Bond (GOB) funded Classroom Addition at Ruth K. Broad/Bay Harbor K-8 Center, Project No. 01439400.

Due to the similarity of scope and programming for the new classroom addition at Alonzo and Tracy Mourning SH Biscayne Bay, located at 2601 N.E. 151 Street, Miami, Florida 33160, staff determined that a reuse GM's classroom addition at Ruth K. Broad/Bay Harbor K-8 Center would be economically advantageous to the District. This determination is based on providing cost efficiencies, expedited design and construction durations to meet the scheduled occupancy date of August 2022.

Negotiations with GM as the A/E of Record (A/E) for full A/E services have been successfully concluded, as follows:

Scope of Professional Services:

Based on M-DCPS' Advance Planning Pre-Programming Package, dated May 2020, the A/E scope of services includes, but is not limited to, the following:

- Field verification of all existing site conditions and development of a Final Scope Definition Program, approved Facilities List, Project Schedule and Cost Estimate;
- Site-adaptation and building modifications to address program requirements, including design adaptation from Middle School to High School;

- Updating the existing Construction Documents to comply with the most current version of the Florida Building Code, SREF, Florida Fire Prevention Code, National Fire Prevention Association 101 (Life Safety Code), and all other applicable codes;
- Updating the documents to comply with M-DCPS Design Standards, (written request for any deviations must be approved by M-DCPS); and LEED for Building Design and Construction rating system, as it relates to K-12 facilities;
- Updating of Life-Cycle Cost Analysis for the new building based on final configuration/program;
- Coordination with District departments and regulatory agencies.
- Development of all infrastructure/utility and low-voltage system tie-ins;
- Development of Phasing Plans, as required; and
- Development of deductive alternates as may be required.

Project Scope:

The project must be designed, phased and constructed to maximize safety and minimize impact of demolition and new construction on the occupied campus.

The project includes, but is not limited to, the following:

- Demolition of existing hardcourts and basketball standards;
- New 3-story classroom addition to house 450 Student Stations with shelter/basketball courts on the ground level, bleachers, scoreboard and related site adaptation (approximately 23,387 square feet), a reuse of Ruth K. Broad/Bay Harbor K-8 Center classroom addition; new covered walkway to connect the new building to the existing facility, re-design of roof to accommodate future solar panels, additional parking spaces, restoring landscape area and perimeter conditions;
- Mechanical, Electrical & Plumbing Engineering (MEP) analysis (including detailed scope, phasing plan, schedule and cost estimate for the connections and re-connections of new and existing HVAC System(s), Bipolar Ionization; Fire Alarm, Security and Security camera systems, PA and Clock, data, tele-communications systems); and
- Mitigation of storm/drainage issues at drop-off/parking areas.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, the traditional hard bid 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.

Construction Budget: \$8,449,790

Office of Economic Opportunity (OEO) Review:

Because this is a reuse project, the A/E is required to use the same team of sub-consultants and meet the same Mandatory Sub-consultant Small/Micro Business Enterprise Utilization Goal of 15% as the original, prototype commission (except as noted below). M-DCPS' OEO staff verified the Small Business Enterprises (SBE), Micro Business Enterprises (MBE) and Minority/Women Business Enterprises (M/WBE)

certification status of each sub-consultant, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: GM is M-DCPS certified as Hispanic-American and SBE – Tier 2 (certifications expire on 6-4-2021)					
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/MBI OR M/WBE %
Hammond & Associates, Inc. (*)	Electrical Engineer	African-American 6-2-2023	SBE – Tier 1 6-2-2023	8.6%	-
Hammond & Associates, Inc. (*)	Mechanical Engineer	African-American 6-2-2023	SBE – Tier 1 6-2-2023	8.4%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American 4-10-2021	-	-	5%
Avino & Associates, Inc.	Civil Engineer	Hispanic-American 9-20-2022	SBE – Tier 1 9-20-2022	5%	-
Laura Llerena & Associates, Inc. (**)	Landscape Architect	Hispanic-American 6-3-2023	MBE – Tier 1 6-3-2023	1%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)			23%		5%

Notes:

- (*) The sub-consultant firm of Louis J. Aguirre & Associates, P.A. (LJA) provided Mechanical/Electrical/Plumbing (MEP) services for Ruth K. Broad/Bay Harbor K-8 Center. However, since that time, LJA has exceeded the District's threshold for SBE participation and is not eligible to provide SBE/MBE participation as required by the reuse project. GM has elected to replace LJA with the firm of Hammond & Associates, Inc. (HA) to provide MEP services for the reuse of plans at Alonzo and Tracy Mourning SH Biscayne Bay. HA is certified with the District as SBE Tier 1.
- The owner/principal of the firm KW Consultant, African-American sub-consultant and cost estimator for Ruth K. Broad/Bay Harbor K-8 Center, is no longer doing business; GM elected not to replace this firm and increased the overall M/WBE participation.
- (**) Laura Llerena & Associates, Inc. (LL), was the landscape architect for Ruth K. Broad/Bay Harbor K-8 Center; during the negotiations GM determined that landscape architectural services were not required for the scope of work. Landscape architecture will be required at Alonzo and Tracy Mourning SH Biscayne Bay; therefore, GM decided to reinstate LL as SBE/MBE sub-consultants. LL is certified with the District as MBE Tier 1.
- Subsequent to the negotiations, GM increased HA's SBE sub-consultant participation from 13% to 17%. Accordingly, GM's overall total revised SBE/MBE sub-consultant participation increased from 16% to 23%.

GM has agreed to the following document submittal schedule:

- Scope Definition Program/Master Plan complete and accepted by M-DCPS: September 3, 2020
- Phase I - Schematic Design Submittal: (including site adaptation, and building modifications) October 1, 2020
- Phase II/III - Construction Documents 100% complete and accepted by M-DCPS: January 4, 2021

Note: There will not be a Phase II/III Construction Documents 50% complete submittal since this project will be based on reuse of plans. The Phase II/III - Construction Documents 100% complete submittal due date for the A/E is predicated on M-DCPS' acceptance of the Phase I - Schematic Design Documents, by October 22, 2020.

Project construction milestone dates are as follows:

- Board Award: May 2021
- Construction - Substantial Completion by (12 months): May 2022
- Final Completion/Occupancy by: August 2022

Terms & Conditions:

A. Basic Services Fee:

GM has agreed to a lump sum reuse fee for Basic Services of \$433,200 which represents approximately 5.13% of the Construction Budget of \$8,449,790. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, sub-consultants, code and design criteria updates, site adaptation, FISH documentation, and phasing of construction documents to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services reuse fees shall be paid based on completion of the following phases (with the exception of Phase V(A), Construction Administration through Substantial Completion, which may be invoiced monthly):

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE	COVID-19 PRICE RELIEF FEE REDUCTION
Phase I - Schematic Design (complete/accepted by M-DCPS)	15%	\$ 68,400	\$ 64,980
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	30%	\$136,800	\$129,960

Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	17%	\$ 77,520	\$ 73,644
Phase IV - Bid/Award	3%	\$ 13,680	\$ 12,996
Phase V - (A) Construction Administration	30%	\$136,800	\$129,960
Phase V - (B) Punch List/Closeout	4%	\$ 18,240	\$ 17,328
Phase VI - Warranty	1%	\$ 4,560	\$ 4,332
TOTAL BASIC SERVICES FEE:	100%	\$456,000	\$433,200

B. Supporting Services Fees:

1) Building Modifications	
a) Modifications of the facades and exterior elements to harmonize with the existing facility:	\$22,200
b) Re-design of the foundation system (pile system to spread footing) and revision of pile capacity:	\$10,700
2) MEP Study/Program:	\$7,898
3) Design of stand-alone chiller/building:	\$42,102
4) Mitigation of storm and drainage issues at drop-off and parking areas:	<u>\$15,000</u>
Supporting Services Fees Sub-total:	\$97,900
5) 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/discipline:	\$25,000
b) Threshold Inspections: A maximum of 110 threshold inspections at a flat fee of \$250/site visit:	<u>\$27,500</u>
Supporting Services Fees requiring prior authorization Sub-total	\$52,500
Total of all Supporting Services:	\$150,400

C. 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 is limited to 1.70 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1 Million Professional Practice Liability Insurance policy with a maximum deductible of \$25,000; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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 commission.

Project Funding:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
301000	563000	1704800	28440000	740000	02092300

Prior Commissions:

The Board has not commissioned GM for A/E services within the last three years:

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for GM is 3.10 (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 Gurri Matute,

P.A., is Daphne Gurri. The firm is located at 5001 S.W. 74 Court, Suite 208, Miami, Florida 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Gurri Matute, P.A., as Architect/Engineer of Record for New Classroom Addition at Alonzo and Tracy Mourning Senior High Biscayne Bay (a reuse of Ruth K. Broad/Bay Harbor K-8 Center Classroom Addition), located at 2601 N.E. 151 Street Miami, Florida 33160, Project Number 02092300, as follows:

- 1) a lump sum fee of \$433,200 for A/E Basic Services; and
- 2) supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:CV:cv