

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

SUBJECT: COMMISSION OF M.C. HARRY & ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND NEW ELEVATOR AT FLAMINGO ELEMENTARY SCHOOL, PROJECT NUMBER 01528600

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On March 13, 2019, the Board commissioned M.C. Harry & Associates, Inc. (MCH), 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 Flamingo Elementary School, located at 701 East 33 Street, Hialeah, Florida 33013. The Final Scope Definition Program/Master Plan document received was approved by M-DCPS on May 22, 2020. Negotiations with MCH 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 Building 06 and restore site, including new entry plaza and landscaping;
- Demolish portable, cap utilities and restore site;
- Provide new elevator and elevator tower for ADA access to 2nd floor;
- Reconfigure drop-off at west end of property and provide 4 street signs;
- Provide 2 new covered walkways from west end of Buildings 02 and 04 to drop-off;
- Replace marquee sign in same location (include electrical and data);
- Repair sidewalk and prune trees north of Kitchen and west of P.E. Shelter by park boundary fence;
- Remove and replace concrete aprons in service area;
- Restripe parking lots and drives;

- Provide 6 parking lot lighting poles at parking lots (includes electrical);
- Regrade and resod area between Buildings 05 and 07;
- Repair existing rubber surface at K Play area, install turf and add sunshade;
- Provide new playground, including shade cover and fencing, near Building 04;
- Replace all aluminum railings, including stairs;
- Buildings 01, 02, 03 & 04 - Replace all windows with hurricane impact windows (demolish existing, repair substrate & restore finishes);
- Buildings 01, 02, 03 & 04 - Replace domestic water piping and sanitary sewage system;
- Buildings 02, 03 & 04 - Repair aluminum sunshade hanging from 2nd floor slab;
- Buildings 02, 03 & 04 - Remove ceiling fans & radiant heaters in all classrooms;
- Buildings 02, 03 & 04 - Replace vinyl composition tile (VCT) flooring & base in all classrooms;
- Buildings 02, 03 & 04 - Replace acoustical ceiling grid and tiles in all classrooms;
- Buildings 02, 03 & 04 - Replace 2 drinking fountains (HI-LO water cooler with bottle filler), one on each floor;
- Buildings 02, 03, 04 & 07 - Replace all BARD type A/C units with new (include condensate lines to dry wells and Wi-Fi capabilities for EMS controls);
- Repair/Replace fire alarm system as needed;
- Replace energy management system (EMS);
- Paint all classroom interiors;
- Provide window shades at all classrooms with new windows;
- Provide supplementary door contacts and motion sensors;
- Replace approximately 284 signs in entire school with ADA compliant signage;
- Repair damaged stucco areas before exterior painting;
- Full exterior painting; and
- Replace roof access ladders with code compliant ones.
- Demolish Driver's Education paved lot and shelter; install soil, irrigation and new fencing at gate;
- Milling, Resurface and restripe 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;
- Resurface and restripe 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 - Cafeteria

- Replace mesh covered louver in Room 007C (Chair Storage);
- Remodel Rooms 003 (Female Student Restroom) and 004 (Male Student Restroom) into new ADA compliant restrooms;

- Repair interior stucco/concrete spalling at Room 001A (Stage);
- Replace acoustical ceiling grid and tiles;
- Provide impervious walls to 4' at kitchen and floor at mop sink;
- Replace existing air-cooled DX units with 2 15-ton rooftop units;
- Replace exhaust fans at Rooms 003 (Female Student Restroom) and 004 (Male Student Restroom);
- Replace kitchen hood with new ANSUL type fire protection system;
- Replace boiler (including valves, gauges, pumps & class radiant heaters) with new water heater or insta-hot system;
- Replace 2 drinking fountains (HI-LO water cooler with bottle filler);
- Replace fuse panels school to breakers;
- Replace 40 pendant light fixtures at Room 001 (Dining Area);
- Provide exit light sign at south east kitchen and fire stopping at Boiler Room 006A;
- Upgrade electrical panel in Room 001A (Stage);
- Replace stage lighting and control;
- Replace sound system at Room 001 (Dining Area) and 001A (Stage);
- Replace stage curtains and track system; and
- Install ADA stage lift.

Building 02 - Classroom (8 Classrooms)

- Demolish non-permitted storage Room 204A (including re-routing of electrical for elevator installation);
- Repair 10 crumbling support columns north of Classroom 104, south of Classrooms 114, 105 and 108b;
- Provide 12 new exterior doors;
- Remodel 4 single station student restrooms into 2 new ADA compliant restrooms;
- Remove 8 built-in wardrobe/storage cabinets and restore partition;
- Replace 8 classroom lavatories and base cabinets (includes finishes);
- Upgrade electrical panel;
- Replace all 2x4 interior florescent lighting with LED lighting; and
- Replace 12 damaged and provide 2 additional mounted building lighting that illuminate the courtyard area with LED lighting.

Building 03 - Classroom (8 Classrooms)

- Provide 8 new exterior doors;
- Remodel Rooms 205A (Male Student Restroom) and 205B (Female Student Restroom) into new ADA compliant restrooms;
- Replace 8 classroom lavatories and base cabinets includes finishes);
- Replace 2nd floor classrooms 2x4 interior florescent lighting with LED lighting;
- Provide 2 additional LED lighting to illuminate walkway; and
- Replace damaged and provide 2 additional mounted building LED lighting that illuminate the courtyard area with LED lighting.

Building 04 - Classroom (16 Classrooms)

- Provide 16 new and replace 14 exterior wood doors with new exterior doors;

- Remodel Classroom 109 and Planning Room 110 to create a new Voucher Pre-kindergarten;
- Remodel Rooms 212A (Male Student Restroom) and 212B (Female Student Restroom) into new ADA compliant restrooms;
- Remodel 8 single station student restrooms into 4 new ADA compliant restrooms;
- Replace exhaust fans at all single station student restrooms and at Rooms 212A (Male Student Restroom) and 212B (Female Student Restroom);
- Replace 16 classroom lavatories and base cabinets includes finishes);
- Replace custodial mop/service sink at Room 212C;
- Upgrade 2-200 Amp and 100 Amp electrical panels;
- Replace all 1x4 and 2x4 interior florescent lighting with LED lighting; and
- Replace 12 damaged walkway and 12 damaged mounted building lighting with LED lighting.

Building 05 - Administration/Media Center/Art Room

- Replace 3 exterior wood doors in Rooms 042 (Music), 036 (PE Storage) and 040 (Primary Skill Lab) with new exterior metal doors;
- Replace carpet and base at Room 030D (CCTV);
- Replace exhaust fans at Rooms 009A, 011, 013, 034 and 035;
- Replace existing DX units with 3 25-ton DX VAV-AHUs with exterior air-cooled condenser units mounted on grade and a 5-ton air-cooled DX single package RTU;
- Provide 14 VAV boxes with electric heaters, ductwork and air devices (includes 10% of ceiling tiles replaced);
- Replace drinking fountain (HI-LO water cooler with bottle filler) at P.E. shelter;
- Provide 2 GFCI electrical receptacles above sink at Room 044 (Art);
- Provide an additional mounted building LED lighting in the courtyard area; and
- Provide 1-hour fire-rated ceiling at electric Rooms 026 and 032 (including spray retardant and fire-stopping).

Building 07 - Classroom (14 Classrooms)

- Provide 1-hour fire-rated ceiling at electric Rooms 043B and Room 317 (including spray retardant and fire stopping); and
- Provide emergency lights at Rooms 307 (Female Student Restroom) and 309 (Male Student Restroom).

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 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 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: MCH is not certified					
SUB-CONSULTANTS FIRM NAME/ ROLE OR RESPOSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NON-SBE/MBE %
SDM Consulting Engineers, Inc./ Electrical Engineer	HA 9-27-2022	-	SBE-T2 9-27-2022	8.11%	-
RGD Consulting Engineers/ Mechanical Engineer	W 10-19-2021	12.16%	-	-	-
Bliss & Nyitray, Inc./ Structural Engineers	-	-	-	-	3.54%
SRS Engineering, Inc./ Civil Engineers	HA 9-16-2022	-	-	-	2.73%

Building Center No. 3/ Architectural Support and Construction Administration	AA 10-17-2020	-	MBE-T1 10-17-2020	2.43%	-
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:		12.16%	X	10.54%	6.27%

M/WBE Category Codes:

AA = African-American
HA = Hispanic-American
W = Woman

SBE/MBE Category Codes:

SBE-T2 = Small Business Enterprise - Tier 2
MBE-T1 = Micro Business Enterprise - Tier 1

Note: This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 10.49% and a mandatory M/WBE Sub-consultant Utilization Goal of 4.51% (as determined by the M-DCPS Goal Setting Committee).

Construction Cost Estimate: \$6,741,307 (GOB-funded)

Project Schedule:

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

- Phase I - Schematic Design September 30, 2020
- Phase II/III - Construction Documents 50% complete December 9, 2020
- Phase II/III - Construction Documents 100% complete March 17, 2021

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than October 14, 2020.

Construction milestone dates:

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

Terms & Conditions:

1. Basic Services Fees:

MCH has agreed to a lump sum fee for Basic Services of \$521,000 which represents approximately 7.73% of the Construction Estimate of \$6,741,307. Subsequent to negotiations, MCH further reduced their A/E Basic Services Fee 5% for the District's COVID-19 Price Relief Fee Reduction to \$494,950 which represents approximately 7.34% of the Construction Estimate of \$6,741,307.

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%	\$52,100	\$49,495
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$130,250	\$123,737
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	14%	\$72,940	\$69,293
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14%	\$72,940	\$69,293
Phase IV - Bid/Award	2%	\$10,420	\$9,899
Phase V - (A) Construction Administration	30%	\$156,300	\$148,485
Phase V - (B) Punch List/Closeout	4%	\$20,840	\$19,798
Phase VI - Warranty	1%	\$5,210	\$4,950
TOTAL BASIC SERVICES LUMP SUM FEE:	100%	\$521,000	\$494,950

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

a) Additional Site Visits: A maximum of 110 additional site visits at a flat fee of \$250/site visit: \$27,500

Total Supporting Services Fees: \$27,500

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 (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1192100	19920000	740000	01528600

Prior Commissions:

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

- A/E of Record at Glades Middle School
Full A/E Services for GOB-funded Renovations - Project Number 01613700
Date of Commission: April 29, 2020
- A/E of Record at Coral Gables Senior High School
Part 2 services (Full A/E Services) for GOB-funded Renovations - Project Number 01433200
Date of Commission: February 12, 2020
- A/E at Flamingo Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations and New Elevator - Project Number 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 Number 01893000
Date of Commission: December 19, 2018

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for MCH is 3.28, the most recent average score for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 1st quarter of 2020.

Principal/Location

The Principal/Owner designated to be directly responsible to the Board for M.C. Harry & Associates, Inc. is Lourdes Solera. The firm is located at 2780 S.W. Douglas Road, Suite 302, Miami, FL 33133.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission M.C. Harry & Associates, Inc., as Architect/Engineer of Record for Part 2 (Full A/E) Services for General Obligation Bond funded Renovations and New Elevator at Flamingo ES, located at 701 East 33 Street, Hialeah, FL 33133, Project Number 01528600, as follows:

- 1) A lump sum fee of \$494,950 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.

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