

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

SUBJECT: COMMISSION OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR NEW 12-CLASSROOM ADDITION, AT WEST HOMESTEAD K-8 CENTER, (A REUSE OF CORAL PARK ELEMENTARY 12-CLASSROOM ADDITION), PROJECT NUMBER 02099200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In accordance with Florida Statute 287.055, public notice or utilization of the competitive selection process is not required for reuse of existing plans from a prior project of the Board.

In September 2016, the Board commissioned Rodriguez Architect, Inc., (RAI), for a new classroom addition at Coral Park Elementary School, Project No. 01542800.

Due to the similarity of scope and programming for the new classroom addition at West Homestead K-8 Center, located at 1550 S. W. 6 Street, Homestead, Florida 33030, staff determined that a reuse RAI's classroom addition at Coral Park Elementary 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 RAI as the A/E of Record (A/E) for full A/E services have been successfully concluded, as follows:

Project Scope:

Based on M-DCPS' Advance Planning Pre-Programming Package, dated June 2020, the project includes, but is not limited to, the following:

- New 12 primary classroom modular building to provide 216 student stations;
- Provide cover walkway to connect the new building to the existing buildings; and
- Expansion of parking lot to provide 20 additional parking spaces.

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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 the following:

- Project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus;
- Field verification of all existing site conditions;
- Site-adaptation and building modifications to address program requirements, including landscape design and any site restoration required;
- Updating the existing Construction Documents to comply with the most current version of the Florida Building Code, State Requirements for Educational Facilities (SREF), Florida Fire Prevention Code, National Fire Prevention Association 101 (Life Safety Code), and all other applicable codes;
- Updating the documents to comply with the most recent 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;
- 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;
- Coordination with District departments and regulatory agencies;
- Development of all infrastructure/utility and low-voltage system tie-ins; and
- Development of Phasing Plans and/or deductive alternates, as may be required.

Construction Delivery Method:

The construction delivery method for this project is to be determined.

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 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: RAI is M-DCPS certified as Hispanic-American and SBE - Tier 2 (certifications expire on 10-4-2022)					
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 %
Louis J. Aguirre & Associates, P.A./ Electrical Engineer	HA 10-5-2020	-	-	-	11%
Louis J. Aguirre & Associates, P.A./ Mechanical Engineer	HA 10-5-2020	-	-	-	11%
Brill Rodriguez Salas & Associates, Inc./ Structural Engineers	HA 8-14-2022	-	SBE-T2 8-14-2022	8%	-
Ambro, Inc./ Civil Engineers (Note 1)	AA 7-2-2023	--	SBE-T1 7-2-2023	9%	-
Go Green Document Solutions, Inc./ Printing Services (Note 2)	AA 4-3-2022	-	MBE-T2 4-3-2022	1%	-
TOTAL SUB-CONSULTANTS PARTICIPATON PER CATEGORY:		-	X	18%	22%

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M/WBE Category Codes:

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

SBE/MBE Category Codes:

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

Notes:

1. Aviño & Associates, Inc. (AAI) was the civil engineer for Coral Park Elementary. RAI elected to replace AAI with the firm Ambro, Inc. (AI) to provide civil engineering services for the reuse of plans at West Homestead K-8 Center. AI is certified with the District as SBE Tier 1 and African-American owned business.

2. Subsequent to the negotiations, RAI added Go Green Document Solutions, Inc. (GGDS) for printing services. GGDS is certified by M-DCPS as African-American and MBE.

Construction Cost Estimate: \$3,022,500

Project Schedule:

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

- Phase I - Schematic Design October 23, 2020
- Phase II/III - Construction Documents 100% complete January 27, 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 November 18, 2020.

Construction milestone dates:

- Board Award June 2021
- Construction - Substantial Completion by June 2022

Terms & Conditions:

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$145,000 which represents approximately 4.80% of the Construction Estimate of \$3,022,500.

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
Phase I - Schematic Design (complete/accepted by M-DCPS)	10.0%	\$14,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$36,250
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	13.5%	\$19,575
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	13.5%	\$19,575
Phase IV - Bid/Award	3.0%	\$4,350
Phase V - (A) Construction Administration	30.0%	\$43,500

Phase V - (B) Punch List/Closeout	4.0%	\$5,800
Phase VI - Warranty	1.0%	\$1,450
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$145,000

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

a) Additional Site Visits: A maximum of 30 additional site visits at a flat fee of \$250/site visit: \$7,500

Total Supporting Services Fees: \$7,500

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:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
371000	563000	1579100	23610000	740000	02099200

Prior Commissions:

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

- A/E of Record at Miami Lakes Middle School (PART 2)
GOB-funded Renovations - Project No. 01529300
A/E Commissioned: March 13, 2019
- A/E of Record at New Elementary School K-5
Non-GOB-funded New Elementary School (Reuse of Doral Grand Bay K-8, Phase I)
- Project No. 01892600
A/E Commissioned: March 13, 2019
- Architectural/Engineering Projects Consultant (Sheltered Market for Small/Micro Business Enterprises) for Miscellaneous Projects up to \$2M each for a 4-year term with extensions at the option of the Board.
Date of Commission: July 25, 2018 - July 25, 2022
- A/E of Record at Pinecrest Elementary School (PART 2)
GOB-funded Renovations - Project No. 01530100
A/E Commissioned: April 25, 2018
- A/E at Miami Lakes Middle School (PART 1)
GOB-funded Renovations - Project No. 01529300
A/E Commissioned: January 17, 2018
- A/E of Record at South Miami Middle School (Sheltered Market Small/Micro Business Enterprise) (PART 2)
GOB-funded Renovations - Project No. 01530300
A/E Commissioned: December 6, 2017

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for RAI is 3.36, 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 2nd quarter of 2020.

Principal/Location

The Principal/Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc., is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Blvd., Suite 1010, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record for New Classroom Addition at West Homestead K-8 Center, (a reuse of Coral Park Elementary), located at 1550 S.W. 6 Street, Homestead, Florida 33030, Project Number 02099200 as follows:

- 1) A lump sum fee of \$145,000 for Basic Services; 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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