

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

SUBJECT: COMMISSION OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E) FOR NEW 12-CLASSROOM ADDITION AT COCONUT PALM K-8 ACADEMY, (A REUSE OF CORAL PARK ELEMENTARY SCHOOL 12-CLASSROOM ADDITION), PROJECT NUMBER 01986000

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.

On September 7, 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 Coconut Palm K-8 Academy, located at 24400 S. W. 124 Avenue, Homestead, Florida 33132, 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 March 2023.

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 December 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;
- Provide 20 additional parking spaces including walkways and drives;
- Site adaptation including site de-mucking and compaction to elevation; and
- Relocate 4 basketball courts (2 elementary and 3 middle school size courts).

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:

- Field verification of all existing site conditions, research and examination of existing record documents, etc. to confirm the Final Scope, Construction Schedule, including any phasing, and Cost Estimate in compliance with the Project Schedule and the A/E of Record Agreement;
- Provide site-adaptation (including site restoration and landscape design) and building modifications to address program requirements and Facilities List;
- Coordinate survey, traffic study, geo-technical and test & balance services as needed;
- Provide fire sprinkler, fire alarm system and P/A system and connect new building to existing systems and develop all infrastructure/utility and low-voltage system tie-ins;
- Update 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), barrier-free design guidelines and Florida Statutes;
- Update the documents to comply with M-DCPS Design Standards (written request for any deviations must be approved by M-DCPS);
- Update the LCCA for the new building based on final configuration/program;
- Design and construct project to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system, as it relates to K-12 facilities or Collaborative for High Performance Schools (CHPS);
- Incorporated passive design elements and low-energy features in the design and construction of the facility;
- Assist the Board in awarding the Construction Contract;
- Coordinate between the A/E team and the selected Contractor during construction services as required by the Board;
- Design, phase, coordinate and construct project to maximize safety and minimize disruption to the existing, occupied campus; and
- Coordinate with District departments and regulatory agencies including but not limited to Maintenance, the Building Code Consultant, etc. (as 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 (S/MBE) Utilization Goal of 15% as the original prototype commission (except as noted below).

M-DCPS' OEO staff established the S/MBE and Minority/Women Business Enterprise (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 9-29-2023	-	-	-	11%
Louis J. Aguirre & Associates, P.A./ Mechanical Engineer	HA 9-29-2023	-	-	-	11%
Brill Rodriguez Salas & Associates, Inc./ Structural Engineers	HA 8-14-2022	-	SBE-T2 8-14-2022	5.5%	-
Ambro, Inc./ Civil Engineers (Note 1)	AA 7-2-2023	--	SBE-T1 7-2-2023	10%	-
TOTAL SUB-CONSULTANTS PARTICIPATON PER CATEGORY:		-	X	15.5%	22%

M/WBE Category Codes:

AA = African-American
HA = Hispanic-American

SBE/MBE Category Codes:

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

Note:

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 Coconut Palm K-8 Academy. AI is certified with the District as SBE - Tier 1 and African-American owned business.

Construction Cost Estimate: \$4,361,813

Project Schedule:

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

- Phase I - Schematic Design May 26, 2021
- Phase II/III - Construction Documents 100% complete August 16, 2021

Note: There will not be a pause in the schedule for a Phase II/III Construction Documents 50% complete review since this project will be based on reuse of plans. However, a 50% complete progress set will be required for payment. 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 June 9, 2021.

Construction milestone dates:

- Board Award January 2022
- Construction - Substantial Completion by February 2023

Terms & Conditions:

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$145,000 which represents approximately 3.32% of the Construction Estimate of \$4,361,813.

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% Progress Set (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) Site adaptation (including de-mucking) and building modifications:	\$45,325
b) Removal of portables (not demolition) and site restoration:	\$12,000
c) Additional Site Visits: A maximum of 30 additional site visits at a flat fee of \$250/site visit:	<u>\$7,500</u>
Total Supporting Services Fees:	\$64,825

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
391000	563000	1362100	28140000	740000	01986000

Prior Commissions:

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

- A/E of Record at West Homestead K-8 Center (Reuse of Coral Park ES)
Non-GOB-funded Renovations - Project No. 01542800
A/E Commissioned: September 9, 2020
- 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

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for RAI 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 4th 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 12-Classroom Addition at Coconut Palm K-8 Academy, (a reuse of Coral Park Elementary), located at 24400 S. W. 124 Avenue, Homestead, Florida 33132, Project Number 01986000 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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