

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

SUBJECT: COMMISSION OF ALLEGUEZ ARCHITECTURE, INC., AS ARCHITECT/ENGINEER OF RECORD (SHELTERED MARKET – SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT TROPICAL ELEMENTARY SCHOOL, PROJECT NUMBER 01425500

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In November 2020, Request for Qualifications (RFQ) 185 – Sheltered Market for Small Business Enterprises (SBE) or Micro Business Enterprises (MBE) was published to competitively select Architect/Engineer of Record (A/E) for the following General Obligation Bond (GOB) funded projects:

- Renovations at Tropical Elementary School (ES)
4545 S.W. 104 Avenue, Miami, Florida, 33165, Project Number 01425500
- Renovations at Seminole Elementary School (ES)
121 S.W. 78 Place, Miami, Florida 33144, Project Number 01618200
- Renovations at Pine Lake Elementary School (ES)
16700 S.W. 109 Avenue, Miami, Florida 33157, Project Number 01618100
- Addition and Renovations at Hialeah Gardens School (ES)
9702 N.W. 130 Street, Hialeah Gardens, Florida 33018, Project Number 01540500

Ten (10) firms responded to the solicitation, and all firms were evaluated, shortlisted and invited to interview. On February 3, 2021, the shortlisted firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Alleguez Architecture, Inc. ^{(a)(b)}
2	Silva Architects, LLC ^{(a)(b)}
3	JSA Group Inc. ^{(a)(b)}
4	VIA Design Studio, LLC ^{(a)(b)}
5	Rodriguez Architects, Inc. ^{(a)(b)}
6	KVH Architects, P.A. ^{(a)(b)}

F-30

- 7 LIVS Associates, LLC ^{(a)(b)}
- 8 Palenzuela & Hevia Design Group, Inc. ^{(a)(b)}
- 9 Jorge A. Gutierrez Architect LLC ^{(a)(b)}
- 10 Keith Martin Architect, Inc. ^{(a)(b)}

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS SBE or MBE Certificate.

This Sheltered Market solicitation is for SBE/MBE prime firms and includes mandatory M/WBE sub-consultant goals for this project (determined by the M-DCPS Goal Setting Committee), as follows:

FACILITY	MANDATORY SBE/MBE SUB-CONSULTANT GOALS	MANDATORY M/WBE SUB-CONSULTANT GOALS
Tropical ES	No Goals	9.98%
Seminole ES	No Goals	18.63%
Pine Lake ES	No Goals	13.34%
Hialeah Gardens ES	No Goals	18.63%

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (Tropical ES), the second-ranked firm for the second-valued project (Seminole ES), the third-ranked firm for the third-valued project (Pine Lake ES) and the fourth-ranked firm for the fourth-valued project (Hialeah Gardens ES).

Alleguez Architecture, Inc. (AAI), is the highest-ranked firm and therefore, negotiated for the highest-valued GOB funded renovations project at Tropical ES. The second, third and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with AAI were successfully concluded and the firm has agreed to provide Final Scope Definition Program and full A/E design and construction administration services.

School Profile:

The school is located on approximately 6 acres and is part of the South Region. The campus is comprised of 13 one-story permanent buildings and covered walkways with a total of 100,334 GSF. Buildings 01 thru 04, 11 and 12 were built in 1956 and Buildings 09 and 10 in 1958. Building 08 was built in 1967, Building 06 in 1969, and Buildings 05, 07 and 13 in 1998. The school site also includes a service drive and yard, staff parking and drop-offs and one portable classroom.

Preliminary Project Scope:

The deficiencies to be addressed for this project includes, but is not limited to:

- Removal of existing portable and restoration of site, demolish wood shelter in courtyard;
- Renovate classrooms in Building 10 into complete ESE classrooms with full restroom facilities, including shower and changing room area;
- Provide 2" backflow preventor;
- Replacement of main entrance gate;
- Re-coating and re-stripping of basketball hardcourts;
- Selective replacement of steel and wood exterior doors and frames in Buildings 07 and 09;
- Selective replacement of aluminum windows and louvers;
- Selective carpet replacement in Buildings 05 and 07;
- Selective replacement of asphalt bituminous/gravel roof system;
- Selective replacement of acoustical ceiling tiles in Building 01;
- Replacement of aluminum roof canopy/awning at Buildings 05 and 07;
- Replacement of gas piping;
- Replacement of drinking fountains in Building 06;
- Replacement of refrigerated water cooler and water heater plumbing fixtures in Building 01;
- Complete replacement of HVAC component system, including new system in non-air-conditioned kitchen and exhaust fans throughout;
- Replacement of HVAC controls with Direct Digital Controls;
- Upgrade fire alarm system;
- Replacement of electrical receptacles in Building 06 and 07;
- Replacement of distribution panel in Building 01;
- Replacement of emergency battery pack in Building 12, and
- Selective exterior/interior painting.

The project must be programmed, designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.

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 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.

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 a Memorandum of Understanding outlining roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS			
PRIME FIRM: AAI is M-DCPS certified as Hispanic-American and SBE – Tier 2 (certifications expire on 4-29-2023)			
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT
Hammond & Associates, Inc.	Electrical Engineer	African-American 6-2-2023	11.52%
SGM Engineering, Inc.	Mechanical Engineer	Asian-American 2-11-2022	8.00%
S & F Engineers, Inc.	Structural Engineer	Asian-American 4-9-2022	9.65%
Ross Engineering, Inc.	Civil Engineer	Women 8-30-2022	4.97%
TOTAL SUB-CONSULTANTS PARTICIPATION (M-DCPS Mandatory Goal <u>9.98%</u>)			34.14%

Note:

1. Subsequent to the negotiations, AAI submitted increased commitment percentages for Electrical, Structural and Civil Engineering services. Accordingly, their total revised M/WBE participation increased from 21% to 34.14%.

Construction Budget: \$2,555,968 (GOB funded)

Project Schedule:

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

- Board Commission of A/E and CMR March 17, 2021
- Final Scope Definition Program June 22, 2021
- Phase II/III - Construction Documents 50% complete August 24, 2021
- Phase II/III - Construction Documents 100% complete November 5, 2021

Construction milestone dates (contingent on approved documents):

- Board Award - Guaranteed Maximum Price (GMP) April 2022
- Construction - Substantial Completion by May 2023

Terms & Conditions:

1. Basic Services Fees:

AAI has agreed to a lump sum fee for Basic Services of \$199,300 which represents approximately 7.80% of the Construction Budget of \$2,555,968. This Basic Services fee includes all required services, consultants, phasing and development of deductive bid alternates 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 II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	20%	\$ 39,860
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	30%	\$ 59,790
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	15%	\$ 29,895
Phase IV - Bid/Award	3%	\$ 5,979
Phase V - (A) Construction Administration	27%	\$ 53,811
Phase V - (B) Punch List/Closeout	4%	\$ 7,972
Phase VI - Warranty	1%	\$ 1,993
TOTAL BASIC SERVICES FEE:	100%	\$ 199,300

2. Supporting Services Fees:

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

- a) Final Scope Definition Program, approved by M-DCPS, Lump Sum Fee: \$17,650
 - b) Additional Site Visits: A maximum of 75 additional site visits at a flat fee of \$250/site visit: \$18,750
- Total Supporting Services Fees: \$36,400

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (life safety), barrier-free design guidelines, Florida Statutes and M-DCPS Design Standards, including LEED for Building Design and Construction rating system as it relates to K-12 facilities or Collaborative for High Performance Schools (CHPS), and District policies;

- 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 \$500,000 Professional Liability Insurance Practice Policy with a maximum deductible of \$25,000, Workers Compensation/Employers' 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.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Meriel Seymore, ABC Member
 Juliette Hinsey-Pinder Sr. Proj. Mgr, Capital Improvement
 Andy Lorie, Project Manager I, Capital Improvement
 Anthony Walsh, Project Manager II, Capital Improvement
 Jeannette Garcia, Dir., Off. of Economic Opportunity
 Thomas Spaulding, ABC Member

Representing

Superintendent of Schools
 Office of School Facilities
 Office of School Facilities
 Office of School Facilities
 Off. of Economic Opportunity
 Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Jasmine Zhang, Professional Selection

Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1552100	23400000	740000	01425500
351000	568000	1552100	23400000	740000	01425500

Prior Commissions:

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

- A/E for Leisure City K-8 Center (Part 2 – Full A/E Services)
GOB-funded Renovations - Project Number 01529100
Date of Commission: January 15, 2020
- A/E for Leisure City K-8 Center (Part 1 – Program/Master Plan)
GOB-funded Renovations - Project Number 01529100
Date of Commission: January 16, 2019
- A/E for North Miami Elementary (Part 2 - Full A/E Services)
GOB-funded Renovations - Project Number 01509000
Date of Commission: August 15, 2018
- Architectural/Engineering Projects Consultant (A/EPC) (Sheltered Market for S/MBE) for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: July 25, 2018
- A/EPC for Miscellaneous Projects up to \$2M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: April 17, 2013
Six-Month Extension: April 16, 2017 to October 16, 2018
Six-Month Extension: October 16, 2017 to April 16, 2018

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for AAI is 3.14 (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 fourth quarter of 2020).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Alleguez Architecture, Inc., is Ana Alleguez. The firm is located at 7294 S.W. 48 Street, Miami, Florida 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Alleguez Architecture, Inc., as Architect/Engineer of Record (Sheltered Market – Small Business Enterprise) for General Obligation Bond funded Renovations at Tropical Elementary School, Project Number 01425500, as follows:

- 1) A lump sum fee of \$199,300 for A/E Basic Services; and
- 2) Project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:JZ:cv