

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

**SUBJECT: COMMISSION OF VIA DESIGN STUDIO, LLC, AS ARCHITECT/ENGINEER OF RECORD (SHELTERED MARKET – SMALL BUSINESS ENTERPRISE) FOR GENERAL OBLIGATION BOND FUNDED ADDITION AND RENOVATIONS AT HIALEAH GARDENS ELEMENTARY SCHOOL, PROJECT NUMBER 01540500**

**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. <sup>(a)(b)</sup>
2	Silva Architects, LLC <sup>(a)(b)</sup>
3	JSA Group Inc. <sup>(a)(b)</sup>
4	VIA Design Studio, LLC <sup>(a)(b)</sup>
5	Rodriguez Architects, Inc. <sup>(a)(b)</sup>
6	KVH Architects, P.A. <sup>(a)(b)</sup>

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- 7 LIVS Associates, LLC <sup>(a)(b)</sup>
- 8 Palenzuela & Hevia Design Group, Inc. <sup>(a)(b)</sup>
- 9 Jorge A. Gutierrez Architect LLC <sup>(a)(b)</sup>
- 10 Keith Martin Architect, Inc. <sup>(a)(b)</sup>

**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).

VIA Design Studio, LLC (VIA), is the fourth-ranked firm and therefore, negotiated for the fourth-valued GOB funded addition and renovations project at Hialeah Gardens ES. The highest, second, and third-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items. Negotiations with VIA 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:**

Hialeah Gardens Elementary is located at 9702 N.W. 130 Street, Hialeah Gardens, Florida 33018 on approximately 7 acres and Hialeah Gardens Elementary PLC B1 is located at 9747 N.W. 127th Lane, Hialeah Gardens, Florida 33018 on approximately 1 acre and both are a part of the North Region. The first campus is comprised of 4 permanent one-story buildings (Buildings 01, 02, 06 and 07) and 3 two-story buildings (Buildings 03, 04 and 05) and covered walkways with a total of 81,775 GSF, all built in 1993. The second campus, PLC B1 has one permanent one-story building with 18,035 GSF, also built in 1993. The school site also includes a service drive and yard and on-site staff parking and 5 portable buildings.

Preliminary Project Scope:

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

- Addition of six classrooms;
- Selective portable building(s) demolition and site restoration;
- Provide additional parking spaces;
- Recoating/resurface paved play area;
- Addition of covered walkway at Primary Learning Center (PLC);
- Selective miscellaneous roofing replacement in Buildings 03 and 08;
- Providing and replacement of Public Address in Buildings 02 thru. 07;
- Upgrade fire alarm system, 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:

<b>LIST OF M-DCPS OEO CERTIFICATIONS</b>			
<b>PRIME FIRM:</b> VIA is M-DCPS certified as Hispanic-American and SBE – Tier 1 (certifications expire on 12-1-2021)			
<b>SUB-CONSULTANTS FIRM NAME</b>	<b>ROLE OR RESPONSIBILITY</b>	<b>M/WBE CERTIFICATION CATEGORY &amp; EXPIRATION DATE</b>	<b>M/WBE GOAL (%) COMMITMENT</b>
SGM Engineering, Inc.	Electrical Engineer	Asian-American 2-11-2022	9.00%
SGM Engineering, Inc.	Mechanical Engineer	Asian-American 2-11-2022	9.63%

DDA Engineers, P.A.	Structural Engineer	Hispanic-American 4-10-2021	-
Ambro, Inc. (*)	Civil Engineer	African-American 7-2-2023	11%
Laura Llerena and Associates, Inc.	Other: Landscape Architecture	Hispanic-American 6-3-2023	-
<b>TOTAL SUB-CONSULTANTS PARTICIPATION (M-DCPS Mandatory Goal <u>18.63%</u>)</b>			<b>29.63%</b>

Note:

- (\*) Miller Legg & Associates, Inc. (ML), was the original Civil Engineer sub-consultant for VIA; however, subsequent to the negotiations, VIA requested replacement of ML with the firm of Ambro, Inc., to provide civil engineering services, and submitted increased commitment percentages for civil engineering services. Accordingly, their total revised M/WBE participation increase from 18.63% to 29.63%.

Construction Budget: \$1,945,535 (GOB funded)

Project Schedule:

VIA 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 I - Schematic Design August 2, 2021
- Phase II/III - Construction Documents 50% complete September 24, 2021
- Phase II/III - Construction Documents 100% complete December 3, 2021

Construction milestone dates (contingent on approved documents):

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

Terms & Conditions:

- Basic Services Fees:

VIA has agreed to a lump sum fee for Basic Services of \$155,550 which represents approximately 7.995% of the Construction Budget of \$1,945,535. 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:

<b>BASIC SERVICES - PHASE DESCRIPTION</b>	<b>% OF FEE</b>	<b>FEE</b>
Phase I - Schematic Design (complete/accepted by M-DCPS)	12%	\$ 18,666
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	23%	\$ 35,777
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	13.5%	\$ 20,999
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	13.5%	\$ 20,999
Phase IV - Bid/Award	4%	\$ 6,222
Phase V - (A) Construction Administration	29%	\$ 45,110
Phase V - (B) Punch List/Closeout	4%	\$ 6,222
Phase VI - Warranty	1%	\$ 1,555
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$ 155,550</b>

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: \$ 18,000
  - 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: \$ 36,750

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	568000	1211100	09750000	740000	01540500

Prior Commissions:

The Board has not commissioned VIA for A/E services within the last three years.

Principal:

The Principal/Owner designated to be directly responsible to the Board for VIA Design Studio, LLC, is Ana Paula Ibarra. The firm is located at 103 Westward Drive, Miami Springs, Florida 33166.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission VIA Design Studio, LLC, as Architect/Engineer of Record (Sheltered Market – Small Business Enterprise) for General Obligation Bond funded Addition and Renovations at Hialeah Gardens Elementary School, Project Number 01540500, as follows:

- 1) A lump sum fee of \$155,550 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