

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

SUBJECT: COMMISSION OF WOLFBERG ALVAREZ AND PARTNERS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT JAMES H. BRIGHT/J.W. JOHNSON ELEMENTARY SCHOOL, PROJECT NUMBER 01613400

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Introduction:

In August 2022, Request for Qualifications (RFQ) 194 was published to competitively select Architect/Engineer of Record (A/E) for the following General Obligation Bond (GOB) funded projects:

- Renovations at James H. Bright/J.W. Johnson Elementary School (ES)
2530 West 10 Avenue, Hialeah, Florida, 33010, Project Number 01613400
- New Classroom & PE Shelter Addition, Remodeling & Renovations at Miami Arts Studio 6-12 at Zelda Glazer (M.A.S. 6-12 at Zelda Glazer)
15015 S.W. 24 Street, Miami, Florida 33185, Project Number 02104200
- Renovations at Palm Springs Middle (MS)
1025 West 56 Street, Hialeah, Florida 33012, Project Number 01619500
- Renovations at Jane S. Roberts K-8 Center (K-8)
14850 Cottonwood Circle, Miami, Florida 33185, Project Number 01425000

Fifteen (15) firms responded to the solicitation, three (3) firms submitted incomplete responses, and the remaining twelve (12) firms were evaluated. Seven (7) firms were shortlisted and invited to interview. On November 10, 2022, the shortlisted firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez and Partners, Inc. ^(a)
2	KVH Architects, P.A. ^{(a)(b)}
3	Laura M. Perez & Associates, Inc. ^{(a)(b)}
4	Rodriguez Architects, Inc. ^{(a)(b)}
5	Palenzuela & Hevia Design Group, Inc. ^{(a)(b)}
6	Nyarko Architectural Group, Inc ^{(a)(b)}
7	Jorge A. Gutierrez Architect, LLC ^{(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.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Meriel Seymore, ABC Member
Marilyn Capon Sr. Project Manager, Capital Improvement
Patricia Ataya, Project Manager II, Capital Improvement
Kevin McCarthy, Project Manager I, 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. Carlton Crawl, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

This solicitation includes mandatory SBE/MBE and 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
James H. Bright / J.W. Johnson Elem. School	6.10 %	18.90 %
Miami Arts Studio 6 - 12 at Zelda Glazer	5.56 %	19.44 %
Palm Springs Middle School	6.36 %	18.64 %
Jane S. Roberts K-8 Center	9.03 %	15.97 %

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (James H. Bright/J.W. Johnson ES), the second-ranked firm for the second-valued project (M.A.S. 6-12 at Zelda Glazer), the third-ranked firm for the third-valued project (Palm Springs MS) and the fourth-ranked firm for the fourth-valued project (Jane S. Roberts K-8).

Wolfberg Alvarez and Partners, Inc. (WAP), is the highest-ranked firm and therefore, negotiated for the highest-valued GOB funded renovations project at James H. Bright/J.W. Johnson ES. The second, third and fourth-ranked firms will negotiate their respective projects and will be presented under separate Board agenda items. Negotiations with WAP 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:

James H. Bright/J.W. Johnson ES is divided into two campuses, housing a design capacity of 848 permanent student stations. James H. Bright is located at 2530 West 10 Avenue, Hialeah, FL 33010, on approximately eight acres and is part of the North Region.

This school is comprised of 12 permanent buildings and covered walkways with a total of 62,036 GSF. Buildings 01 thru 05 and 08 thru 11 (1-story) were built in 1959. Building 06 (2-story) was built in 1968. Building 12 (1-story) was built in 1963 and Building 13 (1-story) was built in 1999.

J.W. Johnson ES is located at 735 West 23 Street and is comprised of 4 permanent buildings and covered walkways with a total of 8,948 GSF. Buildings 01 thru 03 (1-story) were built in 1961 and Building 04 (1-story) was built in 1999. The school site also includes service drives and yard, on-site staff, and off-site bus drop-off.

Preliminary Project Scope:

The deficiencies to be addressed for this project include, but are not limited to:

- Provide site restoration (Bright campus near P.E. Shelter);
- Provide new covered walkway to connect to P.E. Shelter and Clinic (Bright campus);
- Provide new P.E. Shelter (Bright campus – Building 11);
- Provide new bus drop-off (Bright campus);
- Provide new concrete masonry unit privacy wall at dumpster enclosure (near Cafeteria, Building 02);
- Replace sidewalks and asphalt coating at selected areas;
- Resurface, recoat and restripe paved areas;
- Replace sanitary sewer system at several buildings (Bright campus);
- Provide campus-wide site drainage and regrading;
- Replace domestic water system in Buildings 01 thru 06 (Bright campus);
- Replace 2" backflow preventer (Johnson campus);
- Replace basketball standards (Bright campus);
- Selective replacement of interior wood doors, frames, closers, hardware and thresholds in classrooms (Building 04) ;
- Selective replacement of epoxy flooring in Cafeteria (Building 02) and classrooms (Building 06) and replace VCT (Buildings 03 thru 05).
- Enclose stairwell (Building 06);
- Replace handrails and railings (Building 06);
- Replace acoustical ceiling in classrooms (Buildings 03 and 06);
- Replace glazing in doors with ¼" wire glass in classrooms (Building 03);
- Selective replacement of base cabinets, upper cabinets, moveable partitions, wood bookshelf and fixed shelving in classrooms (Buildings 04 thru 06 and 10);
- Selective replacement of aluminum windows (egress as required by Code and Design Criteria) in classrooms (Building 06) and in Clinic (Building 13);
- Selective replacement of group restroom fixtures in Buildings 01, 03 and 04 and classroom fixtures in Buildings 05 and 06 (Bright campus);
- Selective replacement of refrigerated and non-refrigerated water coolers (Buildings 03 -

- 06, and 10);
- Replace 80-gallon water heater in Administration (Building 01) and in Clinic (Building 13);
 - Selective group replacement of classroom lavatory fixtures, finishes in Buildings 01 and 04 (Johnson campus);
 - Replace gas piping in Mechanical Room (Building 09);
 - Replace mop sink in classroom (Building 06);
 - Campus-wide replacement of HVAC components (repair ventilation in classroom and exhaust fans);
 - Campus-wide replacement of controls with Direct Digital Controls;
 - Complete Cafeteria HVAC installation in non-air-conditioned facility (Building 02);
 - Replace rooftop condenser unit at Media Center (Building 12);
 - Remove abandoned boiler in Mechanical Room (Building 09);
 - Selective replacement of fire sprinkler system heads in classrooms (Building 06);
 - Replace battery pack and exit signs in Clinic (Building 13);
 - Selective replacement of fire alarm system heat detector and fire alarm strobe in Flammable Storage (Building 10);
 - Selective replacement of fire alarm, security alarm and security contacts in Mechanical Room (Building 09);
 - Replace generator on JWW PLC campus;
 - Replace public address system in Media Center (Building 12);
 - Replace emergency lighting and emergency battery pack in Administration (Building 01), Flammable Storage (Building 10) and in the Clinic (Building 12);
 - Replace electrical distribution panelboard in Mechanical Room (Building 09);
 - Replace electrical disconnects in Mechanical Room (Building 09);
 - Selective replacement of 1'x4' interior fluorescent light fixtures in Mechanical Room (Building 09), Flammable Storage (Building 10), and Media Center (Building 12);
 - Selective replacement of 2'x4' interior fluorescent light fixtures in classrooms in Building 01 (Johnson campus);
 - Replace pendant lighting in storage in Building 02 (Johnson campus);
 - Replace electrical safety switches in Cafeteria (Building 02);
 - Replace electrical wiring and addition of tamper-proof devices in Cafeteria;
 - Selective replacement of electrical receptacles (GFCI in classroom Buildings 03, 05 and 10); and
 - Selective exterior 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 Conventional Bid (Hard Bid) 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.

Construction milestone dates (contingent on approved documents):

- Board Award - Guaranteed Maximum Price (GMP) January 2024
- Construction - Substantial Completion by June 2025

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$504,600 which represents approximately 8.39% of the Construction Budget of \$6,006,717. 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 I - Construction Documents, 100% (complete/accepted by M-DCPS)	13%	\$ 65,598
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$ 126,150
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	28%	\$ 141,288
Phase IV - Bid/Award	2%	\$ 10,092
Phase V - (A) Construction Administration	28%	\$ 141,288
Phase V - (B) Punch List/Closeout	3%	\$ 15,138
Phase VI – Warranty	1%	\$ 5,046
TOTAL BASIC SERVICES FEE:	100%	\$ 504,600

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: \$ 40,000
 - b) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$300/site visit: \$ 30,000
 - c) Project Specific Traffic Study (Not-to-Exceed) \$ 25,000
- Total Supporting Services Fees: \$95,000

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 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 \$200/hour for the Architect, and \$200/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 Insurance Practice Policy with a maximum deductible of \$50,000, 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.

Project Funding (GOB funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1048100	18630000	740000	01613400
351000	568000	1048100	15080000	740000	01613400
351000	568000	1048100	18630000	740000	01613400

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects with Construction Budgets up to \$4M each for a four-year continuing term with extensions at the option of the Board
Date of Commission: April 13, 2022

- A/E for Miami Springs Senior (Part 1 & Part 2 Services - Program/Master Plan)
GOB funded Renovations - Project Number 01413900
Date of Commission for Part 1: March 13, 2019
Date of Commission for Part 2: May 20, 2020

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for WAP is 3.10 (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 third quarter of 2022).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Wolfberg Alvarez and Partners, Inc., is Marcel R. Morlote. The firm is located at 75 Valencia Avenue, Suite 1050, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Wolfberg Alvarez and Partners, Inc., as Architect/Engineer of Record for General Obligation Bond funded Renovations at James H. Bright/J.W. Johnson Elementary School, Project Number 01613400, as follows:

- 1) A lump sum fee of \$504,600 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.

NS:CC:cc