

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

SUBJECT: COMMISSION OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT JANE S. ROBERTS K-8 CENTER, PROJECT NUMBER 01425000

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)
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)}

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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).

Rodriguez Architects, Inc. (RAI), is the fourth-ranked firm and therefore, negotiated for the fourth-valued GOB funded renovations project at Janes S. Roberts K-8 Center. The highest-ranked firm has successfully negotiated and is being presented under a separate agenda item. The second and third fourth-ranked firms will negotiate their respective projects and will be presented under separate Board agenda items. Negotiations with RAI 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:

Jane S. Roberts K-8 is located at 14850 Cottonwood Circle, Miami, FL 33185, on approximately 14 acres and is part of the South Region. The campus is comprised of 16 permanent buildings and covered walkways with a total of 117,874 GSF housing a total of 1055 permanent student stations. Buildings 01 thru 05 and 10 (2-story) and Buildings 06 thru 09 and 11 thru 15 (1-story) were built in 1990; Building 16 (2-story) was built in 1999. The school site also includes service drive and yard, on-site staff parking and on-site and off-site drop-offs.

Preliminary Project Scope:

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

- Demolish portable building and provide site restoration;
- Provide regrading of site for drainage;
- Resurface and recoat paved play areas;
- Provide 2" backflow preventor;
- Replace structural steel columns, beams and panels around site;
- Replace modified bitumastic roofing, spray poly foam roof covering, and PVC and TPO plastic type roofing;
- Replace stair tread at 3 stairs in MLC (Building 16);
- Selective replacement of epoxy flooring in Buildings 08 &14. Selective replacement of ceramic tile in ESE Classroom (Building 7);
- Selective replacement of group restroom fixtures;
- Replace 120-gallon water heater in Cafeteria (Building 14); Kitchen fixtures require replacement to comply with Plumbing Code; Replace water heater in classrooms (Building 01 and 04);
- Replace water coolers in classrooms (Building 01 thru 03, 05 and 06);
- Campus-wide replacement of HVAC components (VAV boxes, 90-ton water-cooled chillers, cold water circulation pumps, 6-inch pump, 5-ton unit ventilators, 5-ton and 1.5-ton heat pump, fan coils and exhaust fans);
- Campus-wide replacement of controls with DDC and connection to Emergency Management System (EMS);
- Replace 6-inch pump, chemistry lab hood and duct dampers in MLC (Building 16);
- Replace Automatic Fire Suppression System (AFSS) in kitchen;
- Replace fire alarm system in MLC;
- Replace security cameras;
- Provide emergency eye wash/shower;
- Campus-wide replacement of ceiling fans;
- Replace electrical receptacles; 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

Construction milestone dates (contingent on approved documents):

- Board Award - Guaranteed Maximum Price (GMP) February 2024
- Construction - Substantial Completion by March 2025

Terms & Conditions:

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$302,000 which represents approximately 8.33% of the Construction Budget of \$3,626,253. 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)	25%	\$ 75,500
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	19%	\$ 57,380
Phase II/III - Construction Documents, 100% (approved for construction by the Building Code Consultant/Building Official)	19%	\$ 57,380
Phase IV - Bid/Award	2%	\$ 6,040
Phase V - (A) Construction Administration – Substantial Completion	30%	\$ 90,600
Phase V - (B) Punch List/Closeout	4%	\$ 12,080
Phase VI – Warranty	1%	\$ 3,020
TOTAL BASIC SERVICES FEE:	100%	\$ 302,000

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: \$24,000
- b) Additional Site Visits: A maximum of 80 additional site visits at a flat fee of \$300/site visit: \$24,000
- Total Supporting Services Fees: \$48,000

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	568000	1469100	09330000	740000	01425000

351000	568000	1469100	27670000	740000	01425000
372000	568000	1469100	09330000	740000	01425000

Prior Commissions:

The Board has commissioned RAI 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 of Record at Gateway Environmental K-8 Learning Center (Reuse of Coral Park ES)
Non-GOB funded Renovations - Project No. 01966900
A/E Commissioned: March 17, 2021
- A/E of Record at Coconut Palm K-8 Academy (Reuse of Coral Park ES)
Non-GOB funded Renovations - Project No. 01986000
A/E Commissioned: March 17, 2021
- A/E of Record at West Homestead K-8 Center (Reuse of Coral Park ES)
Non-GOB funded Renovations - Project No. 02099200
A/E Commissioned: September 9, 2020

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for RAI is 3.21 (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 Rodriguez Architects, Inc., is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Boulevard, 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 General Obligation Bond funded Renovations at Jane S. Roberts K-8 Center, Project Number 01425000, as follows:

- 1) A lump sum fee of \$302,000 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