

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

SUBJECT: COMMISSION OF KVH ARCHITECTS, P.A., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED NEW CLASSROOM & P.E. SHELTER ADDITION, REMODELING & RENOVATIONS AT MIAMI ARTS STUDIO 6-12 AT ZELDA GLAZER, PROJECT NUMBER 02104200

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 & P.E. 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 School (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)

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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), per the Disparity Study and Board Policy 6320.02, 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).

KVH Architects, P.A. (KVH), is the second-ranked firm and therefore, negotiated for the second-valued GOB funded New Classroom & P.E. Shelter, Remodeling, & Renovations project at M.A.S. 6-12 at Zelda Glazer. The first and fourth-ranked firms were presented at the previous Board meeting and the remaining firm has negotiated their respective project and is being presented under separate Board agenda item. Negotiations with KVH 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:

M.A.S. 6-12 at Zelda Glazer is located at 15015 S.W. 24 Street, Miami, FL 33185, on approximately 16 acres and is part of the South Region. The campus is comprised of 8 permanent buildings and covered walkways with a total of 204,944 GSF housing a total of 1538 permanent student stations. M.A.S. 6-12 at Zelda Glazer is a Magnet 6-12 and houses (1) Pre-K classroom. Buildings 01, 02, & 05 (2-story) were built in 2006, Buildings 03 and 04 (3-story) were built in 2006, Buildings 06 & 07 (1-story) were built in 2006, Building 08 (2-story) was built in 2018; Building 09 (1-story) P.E. Shelter was built in 2006. The school site also includes service drive and yard, and on-site staff parking and two on-site drop-off areas.

Preliminary Project Scope

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

- Provide new classroom/labs addition to house approximately 204 student stations in accordance with specified Facilities List;
- Provide new P.E. Shelter;
- Provide new covered walkways to connect new addition to existing building;
- New construction will integrate roof top Solar Photovoltaic Panels to produce renewable energy.
- Remodel general classrooms 5109 through 5112 to two (2) Skill Labs/Moot Court and Conference/Deliberation Room; and
- Provide associated site work, constructed in phases.

The project must be programmed, designed, phased, coordinated, and constructed to maximize safety and minimize disruption to the existing, occupied campus. Green/Sustainable/High performance design, passive design elements and low-energy usage feature shall be incorporated in the design and construction.

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) April 2024
- Construction - Substantial Completion by April 2025

Terms & Conditions:

1. Basic Services Fees:

KVH has agreed to a lump sum fee for Basic Services of \$390,500 which represents approximately 8.90% of the Construction Budget of \$4,387,500. 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)	10%	\$ 39,050
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$ 97,625
Phase II/III - Construction Documents, 100% (complete)	14%	\$ 54,670
Phase II/III - Construction Documents, 100% (approved for construction by the Building Code Consultant/Building Official)	14%	\$ 54,670
Phase IV - Bid/Award	2%	\$ 7,810
Phase V - (A) Construction Administration	30%	\$ 117,150
Phase V - (B) Punch List/Closeout	4%	\$ 15,620
Phase VI – Warranty	1%	\$ 3,905
TOTAL BASIC SERVICES FEE:	100%	\$ 390,500

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: \$ 30,000
- 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) \$ 29,000
- d) 3rd Party Enhancement Commissioning Agent \$ 30,000
- e) LEED/CHPS Design Certification – Administrative processing (District’s option to pursue) \$ 25,000
- f) LEED/CHPS Energy Modeling (District’s option to pursue) \$ 10,000

g) Energy Star and Florida Water Certifications - Administrative processing (District's option to pursue)	\$ 10,000
h) Ground Penetration Radar - option to combine with Geotechnical Services	<u>\$ 3,800</u>
Total Supporting Services Fees:	\$167,800

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. New construction shall be designed and constructed to meet one of the approved nationally recognized high-performance green building rating systems (score card) approved by the Department of Management Services, such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED), the Green Building Initiative's Green Globes rating system, the Florida Green Building coalition standards, the international Green Construction Code, and Collaborative for High Performance Schools (CHPS).
- 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
371000	563000	1605200	27780000	740000	02104200
372000	563000	1605200	27780000	740000	02104200
303000	563000	1605200	27880000	740000	02104200

Prior Commissions:

The Board has commissioned KVH 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 Rivera Middle (Part 2 Services - Program/Master Plan)
GOB funded Renovations - Project Number 01530200
Date of Commission for Part 2: May 20, 2020
- A/E for Carol City Middle - Full Services
GOB funded Renovations - Project Number 01615900
Date of Commission for Part 1: January 15, 2020

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for KVH is 2.90 (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 KVH Architects, P.A., is Caridad Hidalgo-Gato. The firm is located at 1500 NW 89 Court, Suite 221, Doral, Florida 33172.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission KVH Architects, P.A., as Architect/Engineer of Record for General Obligation Bond funded New Classroom & P.E. Shelter Addition, Remodeling & Renovations at Miami Arts Studio 6-12 at Zelda Glazer, Project Number 02104200, as follows:

- 1) A lump sum fee of \$390,500 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