

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

**SUBJECT: COMMISSION OF LAURA M.PEREZ & ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT PALM SPRINGS MIDDLE SCHOOL, PROJECT NUMBER 01619500**

**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 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:

<b>FACILITY</b>	<b>MANDATORY SBE/MBE SUB-CONSULTANT GOALS</b>	<b>MANDATORY M/WBE SUB-CONSULTANT GOALS</b>
<b>James H. Bright / J.W. Johnson Elem. School</b>	<b>6.10 %</b>	<b>18.90 %</b>
<b>Miami Arts Studio 6 - 12 at Zelda Glazer</b>	<b>5.56 %</b>	<b>19.44 %</b>
<b>Palm Springs Middle School</b>	<b>6.36 %</b>	<b>18.64 %</b>
<b>Jane S. Roberts K-8 Center</b>	<b>9.03 %</b>	<b>15.97 %</b>

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).

Laura M. Perez & Associates, Inc. (LMP), is the third-ranked firm and therefore, negotiated for the third-valued GOB funded renovations project at Palm Springs MS. 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 LMP 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:

Palm Springs MS is located at 1025 West 56 Street, Hialeah, FL 33012, on approximately 19 acres and is part of the North Region. The campus is comprised of 15 permanent buildings and covered walkways with a total of 121,484 GSF housing a total of 1336 permanent student stations. Buildings 01, 05, 07 thru 10 (1-story) were built in 1957, Building 11 (1-story) was built in 1957, Building 12 (1-story) was built in 1997; Buildings 02, 13 thru 15 (1-story) and Building 06 (2-story) were built in 2000. The school site also includes service drive and yard, and on-site staff parking.

### Preliminary Project Scope

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

- Recoat and resurface paved play area;
- Replace basketball standards;
- Selective replacement of aluminum windows (Buildings 01, 03 and 04);
- Replace metal exterior door in Electrical Room (Building 15);
- Selective replacement of VCT flooring;
- Replace plastic Type PVC, TPO roofing deck;
- Replace cabinets in classes/labs;
- Replace gas piping in Cafeteria (Building 02);
- Upgrade auditorium sound system;
- Selective replacement of HVAC components (package roof top unit in Building 05, VAV boxes, unit ventilators, make-up air, ductless split system and exhaust fans);
- Replace kitchen exhaust hoods (Building 07);
- Replace fire alarm system;
- Replace emergency lighting, battery pack (Buildings 01, 02, 04, 05 12 and 15);
- Upgrade shut-off valved for utilities in classrooms (Building 03);
- Provide fire alarm smoke detector (Building 04);
- Replace UPS system;
- Replace stage lighting and control panel;
- Upgrade electrical circuit capacity;
- Replace electrical distribution panel;
- 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 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:

LMP has agreed to a lump sum fee for Basic Services of \$320,000 which represents approximately 8.74% of the Construction Budget of \$3,662,172. 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 - Construction Documents, 100% (complete/accepted by M-DCPS)	10%	\$ 32,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$ 80,000
Phase II/III - Construction Documents, 100% (complete)	14%	\$ 44,800
Phase II/III - Construction Documents, 100% (approved for construction by the Building Code Consultant/Building Official)	14%	\$ 44,800
Phase IV - Bid/Award	3%	\$ 9,600
Phase V - (A) Construction Administration	29%	\$ 92,800
Phase V - (B) Punch List/Closeout	4%	\$ 12,800
Phase VI – Warranty	1%	\$ 3,200
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$ 320,000</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: \$ 30,000
- b) Additional Site Visits: A maximum of 100 additional site visits  
at a flat fee of \$300/site visit: \$ 30,000

Total Supporting Services Fees: \$ 60,000

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	1668100	25110000	740000	01619500

Prior Commissions:

The Board has commissioned LMP 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 Charles Drew K-8 Center (Full Services – Phase I Addition – Re-use of Comstock ES – new 3-story classroom)  
GOB funded Renovations - Project Number 01528200  
Date of Commission for Part 2: November 18, 2020

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for LMP is 3.27 (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 Laura M. Perez & Associates, Inc., is Laura M. Perez. The firm is located at 2401 NW 7 Street, Miami, Florida 33125.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez & Associates, Inc., as Architect/Engineer of Record for General Obligation Bond funded Renovations at Palm Springs Middle School, Project Number 01619500, as follows:

- 1) A lump sum fee of \$320,000 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