

Office of Facilities Design & 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 PARTIAL REPLACEMENT AND RENOVATIONS AT DR. FEDERICA S. WILSON/SKYWAY ELEMENTARY SCHOOL, PROJECT NUMBER 01516500

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC PLAN: EFFECTIVE & SUSTAINABLE OPERATIONAL PRACTICES

Introduction:

In March 2023, Request for Qualifications (RFQ) 196 was published to competitively select an Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded project for Partial Replacement and Renovations at Dr. Frederica S. Wilson/Skyway Elementary School (DFWS), located at 4555 N.W. 206 Terrace, Miami Gardens, Florida 33055, Project Number 01516500.

Selection:

Eight (8) firms responded to the solicitation, and eight (8) firms were evaluated. Five (5) firms were shortlisted and invited to interview. On June 7, 2023, 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	Zyscovich, LLC
3	Laura M. Perez and Associates, Inc. ^{(a)(b)}
4	Silva Architects, LLC ^{(a)(b)}
5	Song + Associates, Inc. ^(a)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE) or Micro Business Enterprise (MBE) Certificate.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Tiffany James, Principal, Dr. Frederica S. Wilson/Skyway
Don Bailey, Sr. Project Manager, Capital Improvement
Fernando Infante, Dir. of Facilities, Design & Standards
Karly Pulido, Sustainability Officer, Strategic Planning
Jeannette Garcia, Dir., Office of Economic Opportunity
Thomas Spaulding, Attendance Boundary Cmte. Member

Representing

Superintendent of Schools
Facilities Design & Construction
Facilities Design & Construction
Facilities Design & Construction
Off. of Economic Opportunity
Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carolina Velez, 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 a mandatory SBE/MBE Sub-consultant Utilization Goal of 5.79% and a mandatory M/WBE Sub-consultant Utilization Goal of 19.21% (as determined by the M-DCPS Goal Setting Committee), per the Disparity Study and Board Policy 6320.02.

School Profile:

DFWS is located at 4555 N.W. 206 Terrace, Miami Gardens, Florida 33055 on approximately eight acres and is part of the North Region. The existing Elementary School is comprised of five permanent buildings and covered walkways with a total of 77,589 GSF. Main Building 01 (2-story) and Building 02 (1-story) were built in 1972, Building 03 (1-story) was built in 1998, and Buildings 04 and 05 (both 1-story) were built in 2007. The school site also includes a service drive and yard, on-site staff parking, curbside drop-off along N.W. 206 Terrace, and on-site drop off along N.W. 45 Avenue.

Project Scope:

The Partial Replacement and Renovations project at DFWS will be Miami-Dade County Public Schools' first Net Zero Energy Elementary prototype. This project includes the design of a Green/Sustainable/High Performance Prototype Classroom/Administration/Media Center Component to house 322 student stations, (Replacement of Building 01).

Negotiations were successfully conducted with the highest-ranked firm, Wolfberg Alvarez and Partners, Inc. (WAP), for DFWS Prototype Classroom/Administration/Media Center Component.

The preliminary scope of work includes, but is not limited to:

New Construction:

- Programming, design, construction, commissioning, and post-construction;
- Demolition and replacement of existing Building 01 (approximately 57,661 SF – 588 student stations) with a new Net Zero Energy and Green/Sustainable/High Performance

classroom/administration/media center prototype building (approximately 30,571 SF – 322 student stations);

- Site restoration;
- New covered walkways;
- Parking spaces for 40 cars;
- Kindergarten play area with shade structure and impact surface;
- Two tennis courts;
- Putting green area; and
- Associated site work.

Renovations:

- Reroofing of Building 04 (Cafeteria) and selected covered walkways to support photovoltaic (PV) arrays;
- Provide temporary gravel for additional 40 student and staff parking spaces;
- Extend new fire alarm system to remaining campus buildings;
- New campus wide security camera system;
- New campus wide public address system;
- Replace artificial grass on playfield.
- Re-surface and re-stripe basketball courts;
- Replace exterior basketball goals per M-DCPS Design Criteria;
- Interior/exterior painting for Buildings 02, 03, 04 and 05.

A/E Scope of Services:

The A/E will be required to provide design criteria and specifications for Net Zero Energy schools. These deliverables will be applied to this project for an integrated building simulation. The A/E will provide full design, construction administration, CxA Commissioning, and measure and verification services which may include other services as requested by the Board. The A/E shall integrate learning, design, sustainable design, and environmental stewardship so that it supports and enhances student learning and success. The A/E will coordinate with District departments and regulatory agencies, including but not limited to, Maintenance, the Building Code Consultant, Miami-Dade County, U.S. Department of Energy (DOE), U.S. Green Building Council, etc., as required.

The A/E of Record shall develop design, construction, operation, and maintenance strategies to achieve a Net Zero Energy and Green/Sustainable/High Performance Elementary School. The prototype Building 01 and existing Building 04 shall be high energy-efficient buildings and shall produce enough energy from on-site renewable sources to facilitate operations over the course of a twelve-month period. Many design strategies are needed to substantially improve the buildings operational performance above the standard code minimum requirements; to deliver a EUI index of 25 or lower, in comparison with the National K-8 average of approximately 56.

All design and construction shall follow State Requirements for Educational Facilities (SREF), the Florida Building Code, the National Fire Protection Association, the Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida statutes (F.S.), and M-DCPS Design Standards and Board policies. Projects shall be designed and

constructed to meet one of the approved nationally recognized high-performance green building rating systems 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).

The project must be programmed, designed, phased, coordinated, and constructed to maximize safety and minimize disruption to the existing, occupied structures.

Construction Delivery Method:

The Conventional 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.

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 Memoranda of Understanding outlining roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: WAP is M-DCPS certified as a Hispanic-American firm. (Certification expires on 8-21-2026)					
SUB-CONSULTANTS FIRM NAME	ROLE/ RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE MANDATORY GOAL (%) COMMITMENT
CMTA, Inc.	Mechanical Engineering	-	-	-	-
CMTA, Inc.	Electrical Engineering	-	-	-	-
Nifah and Partners Consulting Engineers, Inc.	Structural Engineering	African-American 1-24-2026	15%	MBE Tier 2 1-24-2026	-
Cordova Rodriguez & Associates, Inc.	Civil Engineering	Hispanic-American 10-28-2024	-	SBE Tier 1 10-28-2024	7%
Curtis & Rogers Design Studio, Inc.	Landscape Architecture	Hispanic-American 10-12-2025	-	SBE Tier 2 10-12-2025	3%

TWR Engineers, Inc.	Plumbing Engineering	Asian-American 9-22-2025	5%	SBE Tier 2 9-22-2025	-
Little Diversified Architectural Consultant	Net Zero Energy Architecture	-	-	-	-
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY		M/WBE: 20.0%		SBE/MBE: 10.0%	

Note:

WAP has exceeded the sub-consultant's participation goals for M/WBE and SBE/MBE.

Construction Budget: \$13,649,003

Project Schedule:

WAP has agreed to the following A/E's document submittal schedule:

- Final Scope Definition Program/Masterplan for DFWS and Design Criteria and Specifications for Green & Net Zero in Energy Schools. A/E to establish Green and Net Zero goals for M-DCPS school facilities including design, construction, and post construction strategies to follow. Recommendation of R Values, EUI Values, Energy Modeling, Heat/Cool/Load Calculations, Energy Calculations, Life Cycle Cost analysis, Net Present Value, etc.

December 15, 2023

Note: Phase I submittals are predicated on M-DCPS' Programing Phase acceptance no later than December 22, 2023.

- Phase I - Schematic Design March 22, 2024
- Phase II - Design Development May 24, 2024
- Phase III - Construction Documents complete August 7, 2024
- Phase III - Construction Documents 100% complete/Approved October 24, 2024

Note: Phases II submittals are predicated on M-DCPS' Schematic Design acceptance no later than April 2, 2024.

Construction milestone dates:

- Board Award January 2025
- Construction - Substantial Completion September 2026
- Final Completion/Closeout October 2026

Post-construction dates:

- Measure and Verification (M&V) – (One Year) October 2027
- M&V after first year, on an annual basis – (Ten Years)

Terms & Conditions:

1. Basic Services Fees:

WAP has agreed to a lump sum fee for Basic Services of \$1,380,000 which represents approximately 10.10% of the Construction Estimate of \$13,649,003. This Basic Services fee includes all required services, consultants, phasing, and alternate development, 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 - Schematic Design (complete/accepted by M-DCPS)	14.0%	\$ 193,200
Phase II - Design Development, (complete/accepted by M-DCPS)	20.0%	\$ 276,000
Phase III – Construction Documents, 50% (complete/accepted by M-DCPS)	15.5%	\$ 213,900
Phase III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	15.5%	\$ 213,900
Phase IV - Bid/Award	3.0%	\$ 41,400
Phase V - (A) Construction Administration	28.0%	\$ 386,400
Phase V - (B) Punch List/Closeout	3.0%	\$ 41,400
Phase VI - Warranty	1.0%	\$ 13,800
TOTAL BASIC SERVICES FEE:	100%	\$ 1,380,000

2. Supporting Services Fees:

The following services require prior written authorization by the Board's designee:

- a) Final Scope/Definition Program. Pre-requisite to Basic Services (Not-to-Exceed) \$ 105,000
 - 1. Design Criteria, Specifications, and protocol for Green and Net Zero In Energy Schools (\$70,000)
 - 2. Scope Definition Program / Master Plan for DFWS (\$35,000)

- b) Additional Site Visits: A maximum of 100 additional site visits at a flat fee of \$300/site visit \$ 30,000

- c) Threshold inspections. A maximum of 250 inspections at a flat Fee of \$300/inspection \$ 75,000

- d) On-site Net Zero Specialist: \$1,300/day for 28 days \$ 36,400
- e) Traffic Study (Not-to-Exceed) \$ 30,000
- f) Food Service Consultant (Not-to-Exceed) \$ 25,000

Total Programming/Consultants and Construction Administration Fees: \$ 301,400

g) CxA Commissioning:

Basic commissioning is required by FBC. Other commissioning and testing services below are required for Green/Sustainable and Net Zero.

- 1. Fundamental Commissioning for Net Zero (Not-to-Exceed) \$ 77,973
- 2. Envelop Airtightness Testing and Thermography Study ASTM 1827 (Building Envelope Pre and Post Testing (Not-to-Exceed) \$ 102,000
- 3. Water Leakage Testing AAMA 501.2 (Not-to-Exceed) \$ 15,000
- 4. Building Envelope Commissioning CxA for new and existing Buildings (Allowance) \$ 172,400

Total CxA and Testing Services Fees: \$ 367,373

h) Green/Sustainable Certifications:

Green Score Card required as Basic Services. Green Certification is not required for Net Zero. Services provided as requested by the Board.

- 1. Green/Sustainable Design certification – Administrative Process & Registration Fees (Not-to-Exceed) \$ 112,000
- 2. Embodied Carbon Emissions analysis – Baseline Building 01 (Not-to-Exceed) \$ 10,000
- 3. Energy Star Certification and Florida Water Certification (Not-to-Exceed) \$ 3,450
- 4. Enhanced CxA for Green Certification (Not-to-Exceed) \$ 19,000

Total Green/Sustainable Certification Services Fees: \$ 144,450

i) Post-construction Services:

A/E Team will report to the Board's Designee any issues, modifications, alterations to the systems that need immediate attention/repairs in order to maintain the integrity of the Net Zero/high performance energy systems at DFWS. A/E shall

specify extended manufacturer's warranties and maintenance services for the high-performance energy systems in the construction documents.

1. Online Dashboard/Programming Hosting for Net Zero. Building Tour with educational content, additional content, story boarding and photographs. (Allowance) \$ 146,000
2. M-DCPS Energy Department shall provide access to the M&V Team to the Energy Management System. \$ -
3. Measure and Verification (M&V) for the first 12 months after substantial completion. Monthly reporting, payment upon deliverable. (Not-to-Exceed) \$ 23,000
4. M&V renewal yearly fee \$23,000 plus 3% escalation up to 10 years (after the first 12 months). M&V funding source to be determined. (Not-to-Exceed) \$ 271,579

Total Post-construction Services Fees: \$ 440,579

- j) Assisting Inflation Reduction Act Solar Funding. Fee is 10% of grant amount contingent on obtaining the grant.

3. Other Terms & Conditions:

- 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 Practice Policy with a maximum deductible of \$50,000, Workers' Compensation/ Employer's 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:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1508100	22980000	740000	01516500
351000	563000	1508100	22980000	740000	01516500
370000	563000	1508100	22980000	740000	01516500
373000	563000	1508100	22980000	740000	01516500
374000	568000	1508100	22980000	740000	01516500

Prior Commissions:

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

- A/E for James H. Bright/J. W. Johnson Elementary (Full A/E Services)
GOB Funded Renovations – Project No. 01613400
Date of Commission: February 15, 2023
- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$4M each for a 4-year term with extensions at the option of the Board
Date of Commission: April 13, 2022

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for WAP is 3.17 (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 2023).

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 Partial Replacement and Renovations at Dr. Frederica S. Wilson/ Skyway Elementary School, located at 4555 N.W. 206 Terrace, Miami Gardens, Florida 33055, Project Number 01516500, as follows:

- 1) a lump sum fee of \$1,380,000 for A/E Basic Services; and
- 2) supporting services and fees, project scope, and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NS:CV:cv