Office of the Superintendent
Board Meeting of November 18, 2026

November 12, 2026

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

SUBJECT: **COMMISSION OF LAURA M. PEREZ AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER OF RECORD FOR PARTIAL REPLACEMENT, REMODELING AND RENOVATIONS AT HIALEAH SENIOR HIGH SCHOOL, PROJECT NUMBER 02837100**

COMMITTEE: **FACILITIES AND CONSTRUCTION**

ALIGNMENT: **STRATEGIC IMPACT**

INDICATOR: **OBJECTIVE 4: ADJUST THE ORGANIZATION'S FACILITIES FOOTPRINT AND PRIORITIZE SCHOOL INVESTMENT**

DECISION MATRIX: **STRATEGIC PRIORITY**

DECISION MATRIX JUSTIFICATION:

Improves school quality outcomes by modernizing the facility while reducing surplus seat capacity by resizing the campus footprint to align with the current student enrollment

Introduction:
In June 2026, Request for Qualifications (RFQ) 211 was published to competitively select an Architect/Engineer of Record (A/E) for the Partial Replacement, Remodeling and Renovations project at Hialeah Senior High School, located at 251 East 47 Street, Hialeah, FL 33013, Project Number 02837100.

Thirteen (13) firms responded to the solicitation. Seven (7) firms were shortlisted and invited to interview. On September 1, 2026, the shortlisted firms interviewed and were subsequently ranked by the Selection Committee, as follows:

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Rank	Firm
1	Laura M. Perez and Associates, Inc.
2	M. C. Harry and Associates, Inc.
3	Wolfberg Alvarez and Partners, Inc.
4	Stantec Architecture, Inc.
5	Wannemacher Jensen Architects, LLC
6	PBK Architects Florida, Inc.
7	Zyscovich, LLC

Selection Committee:
The Selection Committee consisted of the following individuals:

Committee Members:	Representing
Juliette Hinsey-Pinder, District Director, Design & Sustainability	Superintendent of Schools
Nils De Luna Bellido, Educational Facilities Planner, Advanced Planning	Office of School Facilities
Fernando Infante, Executive Director, Design & Standards	Office of School Facilities
Alejandro Pupo, Director of Facilities, Close-Out/Warranty	Office of School Facilities
Ed Stokes, Fiscal Supervisor, Community Partnership, Education & Business Access	CPEBA
Meriel Seymore, Member, Attendance Boundary Committee	Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carolina Velez, Executive Director of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Selection:
Laura M. Perez and Associates, Inc. (LMP) was the highest-ranked firm, and in accordance with “Procedures for the Selection of Architects and Engineers” (updated July 1, 2024), was selected to negotiate for this project. Negotiations with LMP were successfully concluded, and the firm has agreed to provide full A/E design and construction administration services.

School Profile:
Hialeah Senior High School (HSHS) is located on approximately 16 acres and is part of the North Region. The campus features 11 permanent buildings. Building 01 (4-stories) was built in 2000. Building 02 (2-stories) was built in 1953. Building 03 (2-stories) was built in 1961. Building 04 (2-stories) was built in 1956. Building 05, Building 06 and Building 07 (1-story) were built in 1953. Building 09 (1-story) and the Driver’s Education shelter were built in 1992. Building 11 was built in 1995 and Building 10 was built in 2016.

Currently, the school serves an enrollment of 1,634 students, representing a utilization

rate of approximately 51% against a maximum design capacity of roughly 3,315 student stations. To address this variance, the upcoming project will resize and align the school's facility capacity more closely with its current enrollment, while including provisions for a future classroom addition, should student enrollment increase over time.

Preliminary Project Scope:
The primary objective of this project is to reimage, modernize, and transform the existing campus into a comprehensive, sustainable, 21st century educational facility that supports its diverse academic programs and foster community integration. In accordance with the Revised Program and Masterplan (dated May 12, 2026), and the preliminary Facilities List dated September 5, 2024, comprising 1,634 student stations, the preliminary scope of work includes, but is not limited to the following phases of design:

1. Complete demolition and removal of existing Buildings 02, 05, 06, 07, 09, 10 and 11; and full site restoration. Secure isolation of all targeted buildings from the main campus infrastructure to ensure uninterrupted operations for the rest of the active campus. Demolition encompasses complete extraction of existing structures, underground foundations, drainage structures, water/sewer lateral lines, main electrical feeds, low voltage systems, etc.

2. New Construction
   - Construction of a new administration and student services wing. This facility will feature a welcoming entry plaza designed to strengthen community connection and host public events, meetings, and educational programs;
   - Installation of prominent double-sided outdoor digital marquee sign, and creation of outdoor space on East 4th Avenue and 49th Street, establishing a distinct neighborhood landmark;
   - New main cafeteria and kitchen facility providing both indoor and outdoor dining spaces, and auxiliary dining kiosks distributed throughout the campus, supported by a dedicated service drive and loading area;
   - Construction of a new gymnasium with integrated support spaces, optimized for seamless indoor-outdoor transition to active and leveled playfields. Includes the construction of four (4) new outdoor basketball courts; and a dedicated batting/pitching training facility;
   - Museum/Gallery designated to preserve and display the school’s historical assets, including the relocation of the original school seal, memorial plaques, time capsules, and related memorabilia;
   - Addition of Exceptional Student Education (ESE) Classrooms into the new building, designed to align with current campus operational protocols (e.g., drop-off, accessibility, and escort procedures);
   - Integration of young/adult and adult education students;
   - Creation of a central, comprehensive courtyard and outdoor amphitheater featuring interconnected covered walkways, hardscape pavers, integrated drainage, and mature shade trees equipped with irrigation system;
   - Construction of new roadways, parking areas, dedicated student drop-off/pick-up curbs, service yards, and localized landscaping;
   - Inclusion of provisions within the site plan to accommodate a future classroom addition; and

- Installation of a comprehensive outer perimeter fence line with centralized controlled points of entry and secondary points of entry for student drop-off and emergency vehicles.

3. Renovations
   - Building 01 (To Remain)
     - Renovation of Physical Education (PE) spaces, including male and female locker rooms and dedicated dance rooms. Upgrade and modernize the existing ground-floor parking garage;
     - Second Floor: Renovation of specialized instructional spaces, including Art, Reading, and Business Education laboratories;
     - Third Floor: Renovation of core academic and resource spaces, including English and Social Studies classrooms, Skill Development lab, Music lab, and the Media Center;
     - Fourth Floor: Modernization of core Science Laboratories and Mathematics classrooms;
     - Complete building re-roofing; and
     - Design and construct a prominent new building façade that serves as a neighborhood landmark, honoring the school's historic cultural legacy while projecting a fresh, 21st century identity.
   - Building 03 (To Remain)
     - Complete building re-roofing; and
     - Implement exterior building improvements to align architecturally with the new campus aesthetic.
   - Building 04 (To Remain)
     - Update selective interior finishes. Update the auditorium lighting and Audio-Visual (AV) system, and auditorium/stage main curtain;
     - Remediate and resolve all active building envelope water infiltration issues;
     - Complete building re-roofing; and
     - Execute exterior improvements to match the new campus-wide aesthetic.
   - Comprehensive Renovations of common area; update structures, finishes and building systems;
   - Comprehensive site-wide improvements to existing Playfields, including evaluation of the existing conditions of the playfields; and
   - Full integration of existing infrastructure with new constructed utilities, low voltage systems, etc.

4. Remodeling & Adaptive Reuse
   - Building 01 (To Remain)
     - Remodel and convert the vacated kitchen and dining room into a specialized facility for the Industrial Education Program, specifically accommodating Apparel and Fashion Design, Commercial Food, and Culinary Arts;
     - Reconfigure and remodel the vacated 2nd floor Administration Suite into an educational layout specifically designed for the Commercial Art Laboratory and Teacher Lounge; and

- The Magnet Medical Program will be relocated within the Media Center area, which will be reduced in footprint to accommodate that program.
- Building 03 - Automotive Mechanics (To Remain):
  - Remodel the 1st floor classroom adjacent to the active automotive bay to accommodate additional general classrooms; and
  - Build out and renovate the 2nd floor interior shell space to accommodate additional general classrooms, specifically designated for English and Social Studies instruction.
- Building 04 - Auditorium (To Remain)
  - Remodel backstage, dressing rooms, and related spaces to seamlessly connect to the existing stage and adjacent spaces; and
  - Update entry plaza and incorporate a connection to new outdoor amphitheater.

5. Phased Construction
   In consideration of the currently low utilization of the facility, phased construction is recommended, as follows:

   Phase 1:
   - Students move to Building 02, except Administration and Cafeteria. The A/E team will develop and provide comprehensive phasing plans as part of Basic Services to identify required utilization for swing space;
   - Renovation of Building 01, including roof and facade. Administration and cafeteria will remain until Phase 3;
   - Renovation/remodeling of Building 03; and
   - Upgrade athletic and recreational fields and courts.

   Phase 2:
   - Students move to Building 01;
   - Demolition of Building 02, 05, 06, 07, 09, 10 and 11;
   - Construction of new facility west of Building 01 to house the Central Administration, Student Services, ESE Classrooms, Main Cafeteria, state-of-the-art Gymnasium, Batting/Pitching Training Facility, Museum Gallery, Student drop-off zones, primary roadways, service drives, and surface parking; and
   - Construct new welcome Entry Plaza, Central Courtyard, new outdoor amphitheater, connected covered walkways, landscaping, new outdoor digital marquee, and campus footprint with an outer perimeter fence.

   Phase 3:
   - Complete remodeling of Building 01 – Administration and Cafeteria; and
   - Renovation and remodeling of Building 04 (Auditorium) – at any time of the phase.

A/E Scope of Services:
The A/E will be required to provide comprehensive design and construction administration services as stipulated in the A/E agreement for professional services,

which may include other services as requested by the Board, including, but not limited to:

- A/E participation in unlimited Town Hall meetings at the direction of M-DCPS staff and/or Board Member(s), including the production of all necessary visual presentations and ongoing coordination meetings with Board Members as required;
- Field verification of all existing site conditions, validation of the project program and coordination with the Construction Management at-Risk (CMR) firm for any required testing;
- Development of the Final Scope Definition Program/Masterplan, approved Scope of Work, Facilities List, Project Schedule, and Construction Cost Estimate (including deficiency list updates);
- Engagement and management of consultants for Acoustics, Food Services, AV, Lighting and Arborist;
- Structural Assessment;
- Coordination of Structural Repairs (Allowance);
- Traffic consultant, if required;
- Coordination with District departments and regulatory agencies, including coordination with the Department of Transportation (DOT) and Public Works for traffic studies, new signaling (flashlights), and offsite improvements, etc. (Allowance);
- Development of all infrastructure/utilities tie-ins;
- Development of deductive alternates as may be required; and
- Updating of M-DCPS FISH documentation for the whole campus.

<u>Innovation, Sustainability and Efficiency</u>:

- Energy Performance: Targeting an Energy Use Intensity (EUI) of 25 or lower (surpassing the national K-12 average of 48.5); REVISED
- Development of an Energy model to predict consumption, Life Cycle Cost Analysis (LCCA) for new structures, and delivery of updated specifications for high-performance systems;
- Providing Fundamental Building Commissioning and Building Envelope Commissioning, structure(s) to exceed standard FBC baseline requirements; and
- Adherence to an approved, nationally recognized high-performance green building rating system (e.g. LEED, Green Globes, Florida Green Building Coalition Standards and the International Green Construction Code). The A/E shall maintain a Green Score Card throughout the project lifecycle to track compliance/goals.

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, and M-DCPS Design Standards and Board policies. Passive design elements and low-energy usage features shall be incorporated in the design and construction of new facilities.

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

Construction Delivery Method:
The Construction Management at-Risk 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.

A/E Sub-consultants Team:
M-DCPS' staff reviewed the status of the prime firm and each sub-consultant's roles and responsibilities, as follows:

LIST OF SUB-CONSULTANTS PRIME FIRM: LMP	
SUB-CONSULTANTS FIRM NAME	**ROLE/ RESPONSIBILITY**
Fraga Engineers, LLC	Electrical Engineer
Fraga Engineers, LLC	Mechanical Engineer
DDA Engineers, P.A.	Structural Engineer
AMBRO, Inc.	Civil Engineer
Bell Landscape Architecture, Inc.	Landscape Architect
VIA Design Studio, LLC	Architectural Consultant

Construction Budget: $85,962,396

Project Schedule:
LMP has agreed to the following A/E's document submittal schedule:

- Concept Design/Final Scope Definition Program/Master Plan — January 14, 2027
- Phase I - Schematic Design — March 8, 2027
- Phase II - Design Development 100% complete — May 21, 2027
- Phase III - Construction Documents 50% complete — August 11, 2027
- Phase III - Construction Documents 100% complete — October 22, 2027

Note: Phases II and III submittals are predicated on M-DCPS' Phase II - Design Development acceptance no later than May 28, 2027.

Construction milestone dates:
- Board Award — April 2028
- Construction - Substantial Completion — January 2031
- Final Completion/Closeout — March 2031

Terms & Conditions:

1. Basic Services Fees:
   LMP has agreed to a lump sum fee for Basic Services of $4,899,850 which represents approximately 5.70% of the Construction Estimate of $85,962,396. 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)	10%	$ 489,985
Phase II - Design Development, 100% (complete/accepted by M-DCPS)	22%	$ 1,077,967
Phase III - Construction Documents, 50% (complete/accepted by M-DCPS)	18%	$ 881,973
Phase III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	18%	$ 881,973
Phase IV - Bid/Award	2%	$ 97,997
Phase V - (A) Construction Administration/Substantial Completion	25%	$ 1,224,963
Phase V - (B) Punch List/Closeout	4%	$ 195,994
Phase VI - Warranty	1%	$ 48,998
TOTAL BASIC SERVICES FEE:	**100%**	**$ 4,899,850**

2. Supporting Services Fees:

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

   a) Final Scope Definition Program/Master Plan, approved by M-DCPS $ 140,000

   b) Additional Site Visits: A maximum of 400 additional site visits at a flat fee of $400/site visit $ 160,000

   c) Project Specific Traffic Study
   Provide vehicle and pedestrian traffic impact analysis, traffic operations plan (TOP) and documents as part of the zoning approval process and municipal approvals (Not-to-Exceed) $ 60,000

   d) Coordination with DOT for traffic signage, signals and offsite improvements (Allowance) $ 165,000

e)	Acoustical Consultant Architectural acoustics design, mechanical noise control, design and construction administration services for gymnasium, auditorium, amphitheater, cafeteria and dance program (Not-to-Exceed)	$ 100,000
f)	AV and Lighting Consultant AV & lighting systems design and construction administration services for gymnasium, amphitheater, dance program and auditorium (Not-to-Exceed)	$ 290,000
g)	Food Service Consultant Kitchen, cafeteria, culinary arts design, equipment selections, specifications, health and sanitation compliance and utility rough-in coordination. Services from schematic design through Construction Administration services (Not-to-Exceed)	$ 85,000
h)	Arborist Consultant Existing condition reports, design recommendations and construction administration for tree protection, tree relocation, and root pruning of existing trees to comply with DERM and Municipal approval. Services are from schematic design through Construction Administration services (Not-to-Exceed)	$ 45,000
i)	Structural Assessment Structural study of Building 01 and provide report with findings and recommendations	$ 25,000
j)	Coordination of Structural Assessment Repairs (Allowance)	$ 70,000
k)	Off-site Improvements per WADSA requirements (Allowance)	$ 140,000
l)	Building Energy Model Includes report outlining District savings based on a comparison of minimum code requirements baseline, building design and actual design	$ 60,000
m)	Fundamental Building (CxA) and Building Envelope Commissioning (exceeding basic FBC requirements) A quality process that verifies and documents that the building's complex systems (HVAC, electrical, plumbing, lighting controls, and dynamic building envelopes, etc.), are designed, installed, and calibrated to meet the Owner's Project Requirements (OPR) and peak operational efficiency. It runs continuously across all project phases.	$ 70,000
Supporting Services Fees:		$ 1,410,000

3. Monthly Supporting Service Fee:

   The following service requires prior written authorization by the Board's designee:

   a) Extended Construction Administration (CA) Services $ 7,500

4. 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 $300/hour for the Architect, and $300/hour for the Sub-consultants' Principals, for Board-authorized additional services;

   - The standard multiplier for hourly compensation is limited to 2.90 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 2.40 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 Office of Community Partnership, Education and Business Access. 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
372000	568000	1711100	26270000	740000	02837100
374000	568000	1711100	26270000	740000	02837100
377000	568000	1711100	26270000	740000	02837100

Prior Commissions:

The Board has commissioned LMP for the following services over the last three years:

A/E of Record at Palm Springs Middle school
Full A/E services for GOB funded Renovations - Project No. 01619500
Date of Commission: March 15, 2023

A/E of Record at English Center
GOB Funded New Addition, Remodeling and Renovations - Project No. 02214500
Date of Commission: January 17, 2024

Successor A/E of Record at Everglades K-8 Center
GOB Funded Renovations - Project No. 01424800
Date of Commission: February 13, 2024

Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to $7.5M each for a 4-year term with extensions at the option of the Board
Date of Commission: January 15, 2025

Performance Evaluation:
M-DCPS' A/E Performance Evaluation for LMP is 3.12 (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 2026).

Principal:
The Principal/Owner designated to be directly responsible to the Board for Laura M. Perez and Associates, Inc., is Laura M. Perez. The firm is located at 2401 NW 7 Street, Miami, FL 33125.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Laura M. Perez and Associates, Inc., as Architect/Engineer of Record for Partial Replacement, Remodeling and Renovations at Hialeah Senior High School, Project Number 02837100, as follows:

1. a lump sum fee of $4,899,850 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.