

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

SUBJECT: COMMISSION OF SR ARCHITECTS, P.A., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER, LOCATED AT 8375 S.W. 16 STREET, MIAMI, FLORIDA 33155, PROJECT NUMBER 01424800

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2017, a solicitation (Request for Qualifications [RFQ] #158) was published to competitively select an Architect/Engineer of Record (A/E) for the following General Obligation Bond (GOB) funded projects under the "Procedures for the Selection of Architects and Engineers" Pilot Program 2nd Revision dated September 6, 2016 (Selection Procedures):

- Addition & Renovations at South Pointe Elementary School (ES)
1050 Fourth Street, Miami Beach, Florida, 33139, Project Number 01530400
- Renovations at Homestead Middle School (MS)
650 N.W. 2 Avenue, Homestead, Florida 33030, Project Number 01528900
- Renovations at Joella C. Good Elementary School (ES)
6350 N.W. 188 Terrace, Hialeah, Florida 33015, Project Number 01529000
- Renovations at Everglades K-8 Center (K-8)
8375 S.W. 16 Street, Miami, Florida 33155, Project Number 01424800

Ten (10) firms responded to the solicitation. Two (2) firms were not evaluated due to incomplete RFQ submittal. Eight (8) firms were evaluated, short-listed and invited to interview. On March 13, 2018, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Laura M. Perez and Associates, Inc. ^(a) ^(b)
2	Wolfberg Alvarez & Partners, Inc. ^(a)
3	M. Hajjar & Associates, Inc. ^(b)
4	M. C. Harry & Associates, Inc.

- 5 SR Architects, P.A. (a) (b)
- 6 Nyarko Architectural Group, Inc. (a) (b)
- 7 SBLM Architects, P.C.
- 8 Keith Martin Architect, Inc. (a) (b)

Notes:

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

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 20% (as determined by the M-DCPS Goal Setting Committee).

Selection:

In accordance with the solicitation and interview process, the highest-ranked firm was selected to negotiate for the highest-valued project (South Pointe ES), the second-ranked firm for the second-valued project (Homestead MS), the third-ranked firm for the third-valued project (Joella C. Good ES) and the fourth-ranked firm for the fourth-valued project (Everglades K-8). The first, second and third-ranked firms successfully negotiated their respective projects and have been commissioned by the Board.

However, negotiations with the fourth-ranked firm were not successful for Part 1 Program/Master Plan services for the fourth-valued project (Everglades K-8). In accordance with the Selection Procedures, the Board selected the next-ranked firm, to negotiate for the same project. SR Architects, P.A. (SRA), successfully negotiated for the fourth-valued GOB-funded Renovations project at Everglades K-8.

Scope of Services:

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

The A/E scope of service will be commissioned in two parts, as follows:

PART 1 - Development and approval of a Final Scope Definition Program and Master Plan (based on the Pre-programming Package developed by M-DCPS dated June 2017, including, but not limited to, site/building analysis, mechanical/electrical/plumbing systems analysis, scope/feasibility options, construction cost estimates, project scheduling, and phasing plans). A/E services may include other services as required by the Board.

PART 2 - Staff will negotiate A/E professional services for full design and construction administration services and submit a Board agenda item to recommend commissioning following approval of Part 1 services. The Board reserves the right to negotiate with another ranked firm under this solicitation or re-

advertise the services using the Final Scope Definition Program and Master Plan developed by SRA.

SRA has agreed to provide Program/Master Plan services, as follows:

School Profile:

The school, on approximately 11 acres (part of Central Region), is comprised of 16 permanent buildings and associated covered walkways, built between 1957 and 1998 with a total of 97,438 GSF. The school site also includes a service drive, staff parking and on-site drop-offs.

Preliminary Project Scope:

The GOB-funded deficiencies to be addressed for this project consist of campus-wide renovations, including but not limited to:

- New Parent Drop-Off, related covered walkways and additional parking (as required);
- New covered walkway to Building 9 and PE Shelter;
- Recoating and restriping elementary school basketball courts and replacement of backboards and baskets including new gooseneck type posts;
- Upgrade/repair of fire alarm system;
- Selective replacement of windows;
- Replacement of HVAC components as required to include Direct Digital Controls;
- Complete Kitchen HVAC installation (currently not air conditioned);
- Selective replacement of classroom lavatory fixtures, drywall and tile (as required);
- Renovation of group and individual toilet rooms including exhaust fans (as required);
- Repair of miscellaneous plumbing and sewer components;
- Repair of miscellaneous electrical components;
- Upgrade/repair of security and PA systems; and
- Selective interior/exterior painting.

Construction Delivery Method:

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, 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.

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:

PRIME FIRM SRA is M-DCPS certified as a MBE and Hispanic-American owned firm	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT	NON-SBE/MBE (%) COMMITMENT
SUB-CONSULTANT FIRM NAME					
AMBRO, Inc.	Civil Engineer	African-American	SBE Tier 1	3.98%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman	MBE	1.14%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American	-	-	3.82%
Fraga Engineers, L.L.C.	Electrical Engineer	Hispanic-American	SBE Tier 1	23.06%	-
Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American	SBE Tier 1	23.06%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 20%)				51.24%	-
TOTAL NON-SBE/MBE PARTICIPATION					3.82%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				55.06%	

Note:

1. Subsequent to the negotiations, SRA submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 21% to 51.24%.
2. Attachment "A" includes applicable SBE/MBE and M/WBE certificates for the prime firm and their sub-consultant(s) at the time the RFQ Response was submitted.

Construction Cost Estimate: \$2,967,407 (GOB-funded)

Project Schedule:

SRA has agreed to the following A/E's document submittal schedule for Part 1 Services - Program/Master Plan for the project, including all required consultants, as follows:

PART 1

- Preliminary Scope and Estimate Submittal August 31, 2018
- Draft Scope Definition Program and Master Plan Submittal October 12, 2018
- Final Scope Definition Program and Master Plan complete November 2, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by September 21, 2018. The Final Scope Definition Program and Master Plan must be approved prior to moving forward with Part 2 negotiations.

PART 2 (milestones contingent on approval and signoffs for Part 1)

- Board Commission - Full A/E Services December 19, 2018
- Phase I - Schematic Design January 11, 2019
- Phase II/III Construction Documents 50% complete March 5, 2019
- Phase II/III Construction Documents 100% complete May 22, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP)
- Construction - Substantial Completion by

November 2019
June 2021

Terms & Conditions:

1. Program/Master Plan Services Fees:

SRA has agreed to a lump sum fee for Program/Master Plan Services of \$19,800 (with a Construction Budget of \$2,967,407). The fee includes all required services, consultants and phasing in order to comply with the project schedule. The fee shall be paid based on completion of the following listed services:

PROGRAM/MASTER PLAN SERVICES	% OF FEE	FEE
Draft Submittal (complete/accepted by M-DCPS)	50%	\$9,900
Final Submittal (complete/accepted by M-DCPS)	40%	\$7,920
Final M-DCPS Approval	10%	\$1,980
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$19,800

2. Supporting Services Fees:

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

- a) Project Specific Survey (at cost x 1.06), Not-to-Exceed: \$ 6,948
- b) HVAC T&B and Related Testing (at cost x 1.06), Not-to-Exceed: \$10,000
- c) Traffic Study (at cost x 1.06), Not-to-Exceed: \$12,000

Total Supporting Services Fees, Not-to-Exceed: \$28,948

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, District Standards, and District Policies. Passive design elements and low-energy usage features shall be incorporated in the new work;
- 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 \$112.50/hour for the Architect, and \$112.50/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 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 1.53 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1,000,000 professional liability insurance policy with a maximum deductible of \$50,000, Workers Compensation/Employers Liability Insurance, Comprehensive General Liability, and Comprehensive Auto 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 Utilization to the Office of Economic Opportunity. 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 commissioning.

Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Representing

Meriel Seymore, ABC Member	Superintendent of Schools
Ernie Brito, Coordinator Construction, Maintenance	Office of School Facilities
Ana Maria Arias, Planner, Advance Planning	Office of School Facilities
Alberto Marin, Project Manager II, Capital Improvement	Office of School Facilities
Jeannette Garcia, Director, Off of Economic Opportunity	Off of Economic Opportunity
Thomas Spaulding, ABC Member	Community Representative

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

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1172100	19770000	740000	01424800

Prior Commissions:

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

- A/E at Dr. Gilbert L. Porter Elementary School
Part 1 services (Program/Master Plan) for GOB-funded Renovations - Project Number 01528700
A/E Commissioned: February 7, 2018
- A/E of Record at Rockway Elementary School
GOB-funded Renovations and Physical Education Shelter Replacement - Project Number 01425200
Date of Commission: September 9, 2015
- Architectural/Engineering Projects Consultant (Sheltered Market for Micro Business Enterprises) for Miscellaneous Projects up to \$1M each for a four-year term
Date of Commission: April 9, 2014

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for SRA is 3.72 (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 1st. quarter of 2018).

Principal:

The Principal/Owner designated to be directly responsible to the Board for SR Architects, P.A., is Ernesto Santos. The firm is located at 7469 S.W. 50 Terrace, Miami, Florida 33155.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission SR Architects, P.A., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond Funded Renovations at Everglades K-8 Center, located at 8375 S.W. 16 Street, Miami, Florida 33155, Project Number 01424800, as follows:

- 1) A lump sum fee of \$19,800 for Part 1 services; and
- 2) Fees, preliminary project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.


NAD:CV:cv

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(June 20, 2018 School Board Agenda Item F-26)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER
LEGAL AD # 158

SR ARCHITECTS, P.A.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
SR Architects, P.A.


OWNED AND CONTROLLED FIRM, PURSUANT TO
PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 21, 2016 Issue Date	August 21, 2019 Expiration Date	6512776 Vendor No.
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Michelle Ricks-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
SR Architects, P.A.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

August 21, 2016 Issue Date	August 21, 2019 Expiration Date	6512776 Vendor No.
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ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(June 20, 2018 School Board Agenda Item F-26)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER
LEGAL AD # 158

FRAGA ENGINEERS, L.L.C. MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Fraga Engineers, LLC

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016 November 19, 2019 6515896
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Fraga Engineers, LLC

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 19, 2016 November 19, 2019 6515896
Issue Date Expiration Date Vendor No.

Michelle Hicks-Lenz

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Miami, Florida 33132

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(June 20, 2018 School Board Agenda Item F-26)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER
LEGAL AD # 158

DDA ENGINEERS, P.A.
STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
DDA Engineers, P. A.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 10, 2018	April 10, 2021	6502893
Issue Date	Expiration Date	Vendor No.

Michelle Ricks-Lenz

Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(June 20, 2018 School Board Agenda Item F-26)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER
LEGAL AD # 158

AMBRO, INC.
CIVIL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017 July 6, 2020 6515833
Issue Date Expiration Date Vendor No.

Michelle Kides-Lenz

Office of Economic Opportunity
1450 NE 2nd Avenue, Suite 428
Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Ambro, Inc.

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

July 6, 2017 July 6, 2020 6515833
Issue Date Expiration Date Vendor No.

Michelle Kides-Lenz

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Miami, Florida 33132

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
 (June 20, 2018 School Board Agenda Item F-26)

GOB-FUNDED RENOVATIONS AT EVERGLADES K-8 CENTER
LEGAL AD # 158

BELL LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Bell Landscape Architecture

OWNED AND CONTROLLED FIRM, PURSUANT TO
 PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 25, 2017 Issue Date	October 25, 2020 Expiration Date	6519446 Vendor No.
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Michelle Nicks-Lenz

Office of Economic Opportunity
 1450 NE 2nd Avenue, Suite 428
 Miami, Florida 33132

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Minority/Women Business Enterprise (MWBE) Certificate

THIS CERTIFIES THAT
Bell Landscape Architecture

IS OWNED AND CONTROLLED BY A(N)
WOMEN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 25, 2017 Issue Date	October 25, 2020 Expiration Date	6519446 Vendor No.
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Michelle Nicks-Lenz

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