

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

SUBJECT: COMMISSIONING OF RODRIGUEZ ARCHITECTS, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AT PINECREST ELEMENTARY SCHOOL, LOCATED AT 10250 S.W. 57 AVENUE, PINECREST, FLORIDA 33156, PROJECT NUMBER 01530100

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On June 21, 2017, the Board commissioned Rodriguez Architects, Inc. (RAI) for Part 1 Services (Program/Master Plan) as advertised under Request for Qualifications 150 for Architect/Engineer of Record (A/E). The Final Scope Definition Program/Master Plan document submitted by RAI received M-DCPS approval on January 31, 2018. Therefore, negotiations for Part 2 services (full A/E design and construction administration services) with RAI were initiated, successfully concluded and the firm has agreed to provide the services, as follows:

Project Scope:

The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus. Based on the Final Scope Definition Program/Master Plan dated January 31, 2018, the general scope of campus-wide renovations includes, but is not limited to:

- Replacement of aluminum windows and shades (Building 1 Classrooms, Building 2 Classrooms and entire Building 3). Replacement of classroom doors that are attached to the existing window system, and remediation of water intrusion issues related to windows in Building 4;
- Replacement of wood doors in kitchen/dining at serving line and stage (Building 1);
- Replacement of acoustical ceiling, and pendant lights in all classrooms with light-emitting diode (LED) lights in Buildings 1, 2 and 3, selective replacement of acoustical ceiling in Building 4 including related finishes and electrical upgrades;

- Selective replacement of VCT flooring (Buildings 1 thru 6), and repair and refinishing of terrazzo flooring in kitchen and dining (Building 1);
- Replacement of unit ventilators and roof mounted compressors in all classrooms (Buildings 1, 2 and 3), and window units in Classrooms 306, 307, 308 and 309 (Building 3) with floor mounted Bard/Marvair type units, including fresh air ventilation for all the new units and related electrical upgrades;
- Replacement of two floor mounted vertical-type split Direct Expansion (DX) Air Conditioning units serving the dining area (Building 1), provide ducts on the supply air side (associated condensing units will remain) and related electrical upgrades;
- Replacement of two chilled water Air Handling Units (AHU) in Mechanical Rooms 414 and 416, deteriorated ductwork, and chilled water piping inside respective mechanical rooms including electrical upgrades (Building 4). Replacement of deteriorated exhaust grilles and door louvers in Restrooms 404 and 406. Re-insulation of ductwork and replacement of exterior corridor ceiling adjacent to Rooms 413;
- Renovation of Student Restrooms 107 and 110 (Building 1), four single-occupied restrooms (Building 3) and two single-occupied restrooms (Buildings 5 and 6) to ADA compliance, including replacement of all plumbing fixtures, finishes, accessories, water, waste and vent piping and part of underground, and related electrical upgrades. Replacement of damaged plumbing fixtures and accessories in remaining single-occupancy restrooms (Building 5);
- Replacement of grease trap and related plumbing upgrades;
- Removal of abandoned gas boiler and abandoned water heaters throughout Buildings 1, 2, and 3. Replacement of water heater serving the kitchen (Building 1).
- Replacement of fire suppression system in kitchen (Building 1);
- Replacement of distribution panels in Electrical Room 104 (Building 1), electrical cloth wiring feeders (Buildings 1, 2 and 3); and miscellaneous electrical upgrades;
- Replacement of built-in upper/base storage and lavatories plumbing fixtures and accessories (Buildings 1, 2, 3, 5 and 6); replacement of damaged shelving and wardrobe closets with furniture (Buildings 1, 2, 3 and 5); replacement of fixed shelving storage cabinet in main office (Building 2);
- Scope related patch/paint through the facility and selective exterior paint; and
- Development of two deductive bid alternates for Building 5 (excluding restroom renovations) and all scope in Building 6.

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 (CMR) delivery method has been selected for this project. On June 21, 2017, the Board commissioned G.E.C. Associates, Inc. as CMR firm for the project. 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 RAI is certified by M-DCPS as a <u>SBE Tier 1 and Hispanic-</u> <u>American firm</u>	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
SUB-CONSULTANT FIRM NAME				
Brill Rodriguez Salas & Associates, Inc.	Structural Engineer	Hispanic-American	SBE Tier 1	0.5%
Daybreak Design Build Group, L.L.C.	Estimator	African-American	MBE	2.0%
SDM Consulting Engineers, Inc. (see note 2)	Electrical Engineer	Hispanic-American	SBE Tier 2	17.0%
SDM Consulting Engineers, Inc. (see note 2)	Mechanical Engineer	Hispanic-American	SBE Tier 2	17.0%
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%) (see note 3)				36.5%

Notes:

- (1) During Part 1 Services (Program/Master Plan) RAI determined that Civil Engineering services were not required for the scope of work. Therefore, the Civil Engineering services by Keith & Associates, Inc. (KAI) will not be required. This adjustment will not affect the SBE/MBE participation since KAI is not certified as an SBE/MBE firm. Should Civil Engineering services be required during the execution of the project, RAI shall not be entitled to request additional services fees related to civil work.
- (2) The sub-consultant firm of Louis J. Aguirre & Associates, P.A. (LJA) provided Mechanical/Electrical/Plumbing (MEP) services for Part 1. However, since that time, LJA has exceeded the industry threshold for SBE participation and is not eligible to provide SBE/MBE participation as required by this solicitation for Part 2. RAI has elected to replace LJA with the firm of SDM Consulting Engineers, Inc. (SDM) to provide MEP services for Part 2. SDM is certified with the District as SBE Tier 2.
- (3) Subsequent to the negotiations, RAI submitted revised utilization commitment percentage for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 18.5% to 36.5%.
- (4) Attachment "A" includes applicable SBE, MBE and M/WBE certificates for the prime firm and their sub-consultants.

Construction Cost Estimate: \$2,655,894 (GOB-funded)

Project Schedule:

RAI has agreed to the following A/E's document submittal schedule for Part 2 Services:

- Board Commission - Full A/E Services April 25, 2018
- Phase I - Schematic Design May 25, 2018
- Phase II/III - Construction Documents 50% complete July 23, 2018
- Phase II/III - Construction Documents 100% complete September 27, 2018

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than June 4, 2018.

Construction milestone dates (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) March 2019
- Construction - Substantial Completion by July 2020

Terms & Conditions:

1. Basic Services Fees:

RAI has agreed to a lump sum fee for Basic Services of \$207,000 which represents approximately 7.79% of the Construction Budget of \$2,655,894. This Basic Services fee includes all required services, consultants and phasing in order to comply with the project schedule, 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)	10.0%	\$20,700
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$51,750
Phase II/III - Construction Documents, 100% (complete/accepted by M-CPS)	14.0%	\$30,015
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	14.0%	\$30,015
Phase IV - Bid/Award	2.0%	\$4,140
Phase V - (A) Construction Administration	30.0%	\$60,030
Phase V - (B) Punch List/Closeout	3.0%	\$8,280
Phase VI - Warranty	1.0%	\$2,070
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$207,000

2. The following service require prior written authorization by the Board's designee:

- a) Additional Site Visits: A maximum of 75 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$16,875

Total Supporting Services Fees, Not-to-Exceed: \$16,875

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, Florida Fire Prevention Code, applicable life safety codes, barrier-free design guidelines, Florida Statutes and District Design Standards

- and 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;
 - Mandatory SBE/MBE Sub-Consultants Utilization Goal is 15%; however, the A/E has committed to 36.5%. 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.

Project Funding (GOB-funded):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	568000	1442100	22380000	740000	01530100
368000	568000	1442100	15080000	740000	01530100

Prior Commissions:

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

- A/E at Miami Lakes Middle School (PART 1)
GOB-funded Renovations - Project No. 01529300
A/E Commissioned: January 17, 2018
- A/E of Record at South Miami K8 Center (Sheltered Market Small/Micro Business Enterprise) (PART 2)
GOB-funded Renovations - Project No. 0150300
A/E Commissioned: December 6, 2017

- A/E at Pinecrest Elementary School (PART 1)
GOB-funded Renovations - Project No. 0150100
A/E Commissioned: June 21, 2017
- A/E (Sheltered Market Small Business Enterprise) at South Miami Middle School (PART 1)
GOB-funded Renovations - Project No. 01530300
A/E Services Commissioned: April 5, 2017
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each (1-Year extension)
A/EPC Services Amended: November 23, 2016
- A/E of Record at Coral Park Elementary School
Non-GOB-funded New Classroom and P.E. Shelter (Reuse of Palm Springs North ES, New Classroom and P.E. Shelter) - Project No. 01542800
A/E Commissioned: September 7, 2016
- A/E of Record at Airbase K-8 Center for International Education
GOB-funded Classroom Addition, Remodeling & Renovations - Project No. 01442800
A/E Commissioned: April 13, 2016
- A/E of Record at Scott Lake Elementary School
GOB-funded Renovations and Buildings 03, 05, 06 & 10 Replacement - Project No. 01424300
A/E Commissioned: October 14, 2015
- A/E of Record (Sheltered Market Small Business Enterprise) at Mae M. Walters Elementary School
GOB-funded Renovations - Project No. 01434700
A/E Services Commissioned: September 9, 2015
- A/E of Record (Sheltered Market Small Business Enterprise) at Jack D. Gordon Elementary School and Off-Site PLCs
GOB-funded Renovations - Project No. 01433900
A/E Services Commissioned: June 17, 2015
- A/E of Record at Norland Elementary School
GOB-funded Renovations & PE Shelter Replacement - Project No. 01439500
A/E Services Commissioned: June 17, 2015

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for RAI is 3.5 (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 4th quarter 2017).

Principal:

The Principal/Owner designated to be directly responsible to the Board for Rodriguez Architects, Inc., is Lourdes Rodriguez. The firm is located at 2121 Ponce de Leon Blvd., Suite 1010, Coral Gables, Florida 33134.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Rodriguez Architects, Inc., as Architect/Engineer of Record (A/E), for Part 2 (Full A/E) services for Renovations at Pinecrest Elementary School, located at 10250 S.W. 57 Avenue, Pinecrest, Florida 33156, Project Number 01530100, as follows:

- 1) A lump sum fee of \$207,000 for Part 2 services; and
- 2) 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
(April 25, 2018 School Board Agenda Item F-26)

GOB FUNDED RENOVATIONS AT PINECREST ELEMENTARY SCHOOL
LEGAL AD # 150

RODRIGUEZ ARCHITECTS, INC.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Rodriguez Architects, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 9, 2018 October 9, 2019 6615561
Issue Date Expiration Date Vendor No.

Michelle Flores-Lopez

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
Rodriguez Architects, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 9, 2018 October 9, 2019 6615561
Issue Date Expiration Date Vendor No.

Michelle Flores-Lopez

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

ATTACHMENT "A"


SBE/MBE & M/WBE CERTIFICATES

(April 25, 2018 School Board Agenda Item F-26)

GOB FUNDED RENOVATIONS AT PINECREST ELEMENTARY SCHOOL
LEGAL AD # 150

SDM CONSULTING ENGINEERS, INC. MECHANICAL/ELECTRICAL ENGINEERS

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
SDM Consulting Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 2


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 9, 2016 Issue Date	November 9, 2019 Expiration Date	6515983 Vendor No.
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Michelle Pickett-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
SDM Consulting Engineers, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

November 9, 2016 Issue Date	November 9, 2019 Expiration Date	6515983 Vendor No.
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Michelle Pickett-Lenz


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

ATTACHMENT "A"
SBE/MBE & M/WBE CERTIFICATES
(April 25, 2018 School Board Agenda Item F-26)

GOB FUNDED RENOVATIONS AT PINECREST ELEMENTARY SCHOOL
LEGAL AD # 150

BRILL RODRIGUEZ SALAS & ASSOCIATES, INC.
STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
TIER 1


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 Issue Date	September 5, 2019 Expiration Date	6517693 Vendor No.
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Michelle Rizzo-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
Brill Rodriguez Salas & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 5, 2016 Issue Date	September 5, 2019 Expiration Date	6517693 Vendor No.
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Michelle Rizzo-Lenz

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

ATTACHMENT "A"

SBE/MBE & M/WBE CERTIFICATES

(April 25, 2018 School Board Agenda Item F-26)

GOB FUNDED RENOVATIONS AT PINECREST ELEMENTARY SCHOOL
LEGAL AD # 150

DAYBREAK DESIGN BUILD GROUP, L.L.C. COST ESTIMATOR

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Micro Business Enterprise (MBE) Certificate

THIS CERTIFIES THAT
Daybreak Design Build Group, LLC

OWNED AND CONTROLLED FIRM, PURSUANT TO


PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016 September 24, 2019 6516028
Issue Date Expiration Date Vendor No.

Michelle Nickerson-Lang

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
Daybreak Design Build Group, LLC

IS OWNED AND CONTROLLED BY A(N)
AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

September 24, 2016 September 24, 2019 6516028
Issue Date Expiration Date Vendor No.

Michelle Nickerson-Lang

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