

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

SUBJECT: COMMISSION OF PALENZUELA & HEVIA DESIGN GROUP, INC., AS ARCHITECT/ENGINEER OF RECORD (A/E), FOR PART 2 (FULL A/E) SERVICES FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS & NEW P.E. SHELTER AT GEORGIA JONES-AYERS MIDDLE SCHOOL, PROJECT NUMBER 01423900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

On June 21, 2017, the Board commissioned Saltz Michelson Architects, Inc. (SMA) for Part 1 Services (Program/Master Plan) for General Obligation Bond (GOB) funded Renovations and New P.E. Shelter at Georgia Jones-Ayers Middle School as advertised under Request for Qualifications 150 for Architect/Engineer of Record (A/E). The Final Scope Definition Program/Master Plan document submitted by SMA received M-DCPS approval on May 29, 2018. However, negotiations with SMA were not successful for Part 2 services (full A/E design and construction administration services). In accordance with the Selection Procedures, the next-ranked firm was selected to negotiate for the project. Negotiations with Palenzuela & Hevia Design Group, Inc. (PHDG), 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 8, 2018, the general scope of campus-wide renovations includes, but is not limited to:

- New P.E. Shelter located north of the P.E. Lockers, connected to existing storage room and teacher planning room, and demolition of six (6) portable buildings, including site restoration;
- Recoating and regrading of four (4) basketball courts including replacement of eight (8) basketball goals and nets, and restriping of play surfaces with basketball, volleyball and box ball markings;

- New infrastructure (conduits and pull strings) for twenty (20) site security cameras and four (4) security cameras, new HVAC for equipment room 1240, replacement of the Fire Alarm system throughout the entire campus, new second means of egress for exterior and interior classrooms and miscellaneous upgrades;
- Remodeling of one (1) Locker Room to P.E. Multipurpose Room, the Wood Shop to a new Computer Laboratory and the Locker Room showers to Dressing Room;
- Replacement of carpet in the Media Center including related finishes;
- New mechanical fresh air system to interior classrooms and corridors, including two (2) air handling units, condensing units, ductwork, fire dampers, roof penetrations, structural support, electrical upgrades and related finishes;
- Reroofing of metal roof "M" to re-route new condensate lines per new AC unit requirements;
- Replacement of sixty-nine (69) exterior windows and corresponding metal louvers that varies in size, with new impact rated window systems and low emissivity (low-e) glazing to comply with classrooms egress requirement; replacement of exterior metal doors in restrooms 1187D and 1187E, three (3) double doors in rooms 1180, 1180A and 1181 with new impact rated, double metal louvered doors and frames, including related interior and exterior finishes;
- Replacement of interior doors to eight (8) group restrooms with new metal doors with bottom louvers and frames, including related finishes;
- Renovation of group restrooms 1187D, 1187E, 1127, 1129, 1210, and 1212 to comply the Americas with Disabilities Act (ADA), and two (2) group restrooms 1228, 1230, 1146 and 1148 (not ADA accessible) including replacement of all piping in walls and part of underground piping, and replacement of waste and vent piping, including related finishes and electrical upgrades;
- New exhaust fan and exhaust pipe ventilated thimble assembly in generator room 1174 and new roof exhaust fan 8525 CFM in Mechanical Room (Building 02) including reroofing, electrical upgrades and related finishes;
- Replacement of existing roof fans in locker rooms 1192 and 1194 with four (4) new split AC units, eight (8) group restrooms exhaust fans, two (2) tons fan coil units in classrooms, one (1) roof condenser unit; and seven (7) AC wall units in rooms 1190 and 1191 with new interior classroom HVAC packaged units, including reroofing, electrical upgrades and related finishes;
- Replacement of damaged domestic water piping in group restrooms 1187D, 1187E, 1127, 1129, 1210, and 1212, including re-piping and finishing up to the control valve that connects to the main water line;
- Replacement of electrical transformers in rooms 1180 and 1147, reconnecting back to existing electrical distribution, and removal of existing sink, replacement of exterior damaged electrical enclosure; replacement of five (5) 100 Amp, two (2) 225 Amp, one (1) 400 Amp and one (1) 600 Amp electrical panelboards,; and replacement of 50 KW generator located in room 1174 serving main building, with one of identical characteristics and fuel source;
- Replacement of built-in base storage cabinets including new sinks, Ground Fault Interrupter (GFI) electrical receptacles and related finishes in (7) interior classrooms to comply with ADA;
- Replacement of one (1) leg of the stage curtain, and blocking off window to P.E. planning;

- Selective exterior/interior painting throughout entire campus, pressure cleaning existing textured precast panels, and protecting and saving existing murals as selected by the Principal; and
- Development of deductive bid alternates.

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 LEGO Construction Co. 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 PHDG is M-DCPS certified as a MBE and Hispanic-American owned firm (certification expiration date: 10/9/19) see note (2) SUB-CONSULTANT FIRM NAME	DISCIPLINE/ ROLE	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE (see note (2))	GOAL % COMMITMENT	NON-SBE/MBE %
Hammond & Associates, Inc.	Electrical Engineer	African-American (6/21/20)	MBE (6/21/20)	9%	-
Hammond & Associates, Inc.	Mechanical Engineer	African-American (6/21/20)	MBE (6/21/20)	22%	-
M. A. Suarez & Associates, Inc.	Structural Engineer	Hispanic-American (8/23/20)	MBE (8/23/20)	8%	-
HP Consultants, Inc.	Civil Engineer	Asian-American (10/12/19)	MBE (10/12/19)	11%	-

Bell Landscape Architectural, Inc.	Landscape Architect	Woman (10/25/20)	MBE (10/25/20)	3%	-
Associates Consulting Technicians	Estimator	-	-	-	1%
TOTAL SBE/MBE PARTICIPATION - see note (1) (M-DCPS Mandatory SBE/MBE Goal: <u>15%</u>)				53%	-
TOTAL NON-SBE/MBE PARTICIPATION					1%
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				54%	

Notes:

- (1) Subsequent to the negotiations, PHDG submitted revised utilization commitment percentage for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 23% to 53.0%.
- (2) SBE/MBE certification is based on OEO's review of each firm's Annual Eligibility Affidavit to determine compliance with the eligibility criteria of the respective certification requirements.

Construction Cost Estimate: \$2,945,165 (GOB-funded)

Project Schedule:

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

- Board Commission - Full A/E Services August 15, 2018
- Phase I - Schematic Design September 20, 2018
- Phase II/III - Construction Documents 50% complete November 9, 2018
- Phase II/III - Construction Documents 100% complete January 8, 2019

Note: Phase II/III submittals are predicated on M-DCPS' Phase I - Schematic Design accepted by no later than October 1, 2018.

Construction milestone dates (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) June 2019
- Construction - Substantial Completion by September 2020

Terms & Conditions:

1. Basic Services Fees:

PHDG has agreed to a lump sum fee for Basic Services of \$219,500 which represents approximately 7.45% of the Construction Budget of \$2,945,165. 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%	\$21,950
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	26.0%	\$57,070
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	15.5%	\$34,022.50
Phase II/III - Construction Documents, 100% (complete & approved for construction by the Building Code Consultant/Building Official)	13.5%	\$29,632.50
Phase IV - Bid/Award	2.0%	\$4,390
Phase V - (A) Construction Administration	28.0%	\$61,460
Phase V - (B) Punch List/Closeout	4.0%	\$8,780
Phase VI - Warranty	1.0%	\$2,195
TOTAL BASIC SERVICES LUMP SUM FEE:	100.0%	\$219,500

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

- | | |
|---|-----------------|
| a) Additional Site Visits: A maximum of 60 additional site visits at a flat fee of \$250/site visit, Not-to-Exceed: | \$15,000 |
| b) Project Specific Land Survey, Not-to-Exceed: | \$7,500 |
| c) Test & Balance, Not-to-Exceed: | <u>\$21,940</u> |
| Total Supporting Services Fees, Not-to-Exceed: | \$44,440 |

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 District Design Standards and 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 \$135/hour for the Architect, and \$135/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 1.53 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/Employers' Liability Insurance; Commercial General Liability Insurance, 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 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	1601100	24090000	740000	01423900

Prior Commissions:

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

- A/E of Record for North Miami Beach Senior High School
Part 1 services (Programming / Master plan) for GOB-funded Renovations - Project Number 01327000
Date of Commission: October 11, 2017
- A/E of Record for Greynolds Park Elementary School
Part 2 services (Full A/E Services) for GOB-funded Renovations - Project Number 01423700
Date of Commission: September 6, 2017
- A/E for Greynolds Park Elementary School
Part 1 services (Programming / Master plan) for GOB-funded Renovations - Project Number 01423700
Date of Commission: April 5, 2017

Performance Evaluation Score:

M-DCPS' A/E Performance Evaluations ratings are the average score received from staff for all projects currently underway, or completed within the previous three years. Ratings are based on a scale of 1.00 to 5.00, with 5.00 as the highest rating. This score is current as of March 31, 2018: **3.10**

Principal:

The Principal/Owner designated to be directly responsible to the Board for Palenzuela & Hevia Design Group, Inc., is Eugenio Palenzuela. The firm is located at 12201 S.W. 133 Court, Miami, Florida 33186.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Palenzuela & Hevia Design Group, Inc., as Architect/Engineer of Record (A/E), for Part 2 (Full A/E) services for Renovations & New P.E. Shelter at Georgia Jones-Ayers Middle School, located at 1331 N.W. 46 Street, Miami, Florida 33142, Project Number 01423900, as follows:

- 1) A lump sum fee of \$219,500 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

