

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

**SUBJECT: COMMISSIONING OF SALTZ MICHELSON ARCHITECTS, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS AND NEW PHYSICAL EDUCATION (P.E.) SHELTER AT HIALEAH MIDDLE SCHOOL, LOCATED AT 6027 EAST 7 AVENUE, FLORIDA 33013, PROJECT NUMBER 01528800**

**COMMITTEE: FACILITIES AND CONSTRUCTION**

**LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

In May 2017, a solicitation (Request for Qualifications (RFQ) #154) 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 2<sup>nd</sup> Revision dated September 6, 2016):

- Renovations at George Washington Carver Middle School (MS)  
4901 Lincoln Drive, Coral Gables, Florida, 33133, Project Number 01423000
- Renovations at Miami Lakes Middle School (MS)  
6425 Miami Lakeway North, Miami Lakes, Florida 33014, Project Number 01529300
- Renovations and New Physical Education (P.E.) Shelter at Hialeah Middle School (MS)  
6027 East 7 Avenue, Hialeah, Florida 33013, Project Number 01528800
- Renovations (Phase I) at Arvida Middle School (MS)  
10900 S.W. 127 Avenue, Miami, Florida 33186, Project Number 01527700

Fifteen (15) firms responded to the solicitation. Seven (7) firms were not evaluated due to incomplete RFQ submittal. Eight (8) firms were evaluated, six (6) firms were short-listed and invited to interview. On August 22, 2017, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Silva Architects, L.L.C. (a) (b)
2	Rodriguez Architects, Inc. (a) (b)
3	Saltz Michelson Architects, Inc.

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- 4 Laura M. Perez & Associates, Inc. (a) (b)
- 5 Palenzuela & Hevia Design Group, Inc. (a) (b)
- 6 KVH Architects, P.A. (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 15% (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 (George Washington Carver MS), the second-ranked firm for the second-valued project (Miami Lakes MS), the third-ranked firm for the third-valued project (Hialeah MS) and the fourth-ranked firm for the fourth-valued project (Arvida MS).

Saltz Michelson Architects, Inc. (SMA) was the third-ranked firm and therefore, negotiated for the third-valued GOB funded Renovations project at Hialeah MS. The first, second and fourth-ranked firms successfully negotiated their respective projects and are being presented under separate Board agenda items.

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 April 2017, including, but not limited to, site 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 SMA.

Negotiations with SMA were successfully concluded and the firm has agreed to provide Program/Master Plan services, as follows:

School Profile:

The campus, on approximately 22 acres, is comprised of 5 permanent buildings and associated covered walkways, built between 1963 and 1996 with a total of 120,718 GSF.

Preliminary Project Scope:

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

- Provide new PE Shelter,
- Resurface and restripe parking lots, drives and basketball courts,
- Selective replacement of campus-wide sanitary sewer and domestic water piping,
- Provide mounted building lighting (as required),
- Refinish auditorium seats (as required),
- Replace damaged gas piping,
- Replace chillers and components, reconfigure ductwork/grill and HVAC components (as required), replace obsolete VAV boxes, selective replacement of AHUs, and selective replacement of exhaust fans,
- Selective replacement of restroom fixture,
- Upgrade stage lighting, selective replacement of electrical fixtures,
- Inspect and repair elevator electrical system,
- Upgrade/replace security camera system (as required).
- Selective replacement of flooring, and
- Selective interior/exterior paint (as required).

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 a Memorandum of Understanding outlining roles and responsibilities for each sub-consultant, as follows:

<b>PRIME FIRM</b> SMA is not M-DCPS certified as a M/WBE or SBE firm  <b>SUB-CONSULTANT</b> <b>FIRM NAME</b>	<b>DISCIPLINE/ROLE</b>	<b>M/WBE</b> <b>CERTIFICATION</b> <b>CATEGORY</b>	<b>SBE/MBE</b> <b>CERTIFICATION</b> <b>CATEGORY</b>	<b>GOAL (%)</b> <b>COMMITMENT</b>	<b>NON-SBE/MBE</b> <b>(%) COMMITMENT</b>
Fraga Engineers, L.L.C. (See Note 1)	Electrical Engineer	Hispanic-American	SBE Tier 1	12%	-

Fraga Engineers, L.L.C. (See Note 1)	Mechanical Engineer	Hispanic-American	SBE Tier 1	12%	-
Brill Rodriguez Salas & Assoc., Inc.	Structural Engineer	Hispanic-American	SBE Tier 1	13%	-
Chen Moore & Associates, Inc.	Civil Engineer	-	-	-	7%
Design2Form, L.L.C.	Architectural Support	African-American	MBE	6%	-
<b>TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)</b> (See Note 2)				<b>43%</b>	<b>-</b>
TOTAL NON-SBE/MBE PARTICIPATION				7%	
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				50%	

**Notes:**

- (1) RAI's original RFQ response included Louis J. Aguirre & Associates, PA (LJA), as their Electrical and Mechanical sub-consultant. However, since that time, LJA has exceeded the maximum industry threshold and is no longer certified as SBE. Therefore, in accordance with the S/MBE Program Administrative Procedures Manual, SMA substituted LJA with a qualified, certified, SBE firm (SDM Consulting Engineering, Inc.) as their Electrical and Mechanical sub-consultant.
- (2) Subsequent to the negotiations, SMA submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 22% to 43%.
- (3) 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:** \$2,497,700 (GOB funded)

**Project Schedule:**

SMA 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 March 16, 2018
- Final Scope Definition Program and Master Plan May 16, 2018

Note: It is anticipated that Issue Resolution by M-DCPS will be completed by April 6, 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 July 18, 2018
- Phase I - Schematic Design August 20, 2018
- Phase II/III Construction Documents 50% complete October 3, 2018

- Phase II/III Construction Documents 100% complete February 13, 2019

Construction milestones (contingent on approved documents)

- Board Award - Guaranteed Maximum Price (GMP) May 2019
- Construction - Substantial Completion by: August 2020

Terms & Conditions:

1. Program/Master Plan Services Fees:

SMA has agreed to a lump sum fee for Program/Master Plan Services of \$17,000 (with a Construction Budget of \$2,497,700). 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:

<b>PROGRAM/MASTER PLAN SERVICES</b>	<b>% OF FEE</b>	<b>FEE</b>
Draft Submittal (complete/accepted by M-DCPS)	55%	\$9,350
Final Submittal (complete/accepted by M-DCPS)	35%	\$5,950
Final M-DCPS Approval	10%	\$1,700
<b>TOTAL PROGRAM/MASTER PLAN SERVICES FEE:</b>	<b>100%</b>	<b>\$17,000</b>

2. Supporting Services Fees:

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

- a) Project Specific Survey, (at cost x 1.06) Not-to-Exceed: \$7,500

Total Supporting Services Fees, Not-to-Exceed: \$7,500

3. Other Terms & Conditions:

- All work shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Prevention Code, applicable life safety codes, 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 submit a monthly SBE/MBE utilization reports to the Office of Economic Opportunity documenting compliance with the Utilization Goal; 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:

Thomas Spaulding, ABC Member  
 Olga Pizzi, Project Manager II, Capital Construction  
 Keith Warner, Cost Estimator, Advance Planning  
 Jorge Bonsenor, Sr. Project Manager, Maintenance  
 Asmide Louizi, SBE Contracts Compliance Manager  
 Meriel Seymore, ABC Member

Representing

Superintendent of Schools  
 Office of School Facilities  
 Office of School Facilities  
 Office of School Facilities  
 Office of Economic Opportunity  
 Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Ms. Antoinette Baldwin, 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	1623100	24480000	740000	01528800

Prior Commissions:

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

- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$2M each for a four-year term with extensions at the option of the Board.

Date of Commission: April 17, 2013  
Extension (6 Months): April 5, 2017 to October 16, 2017  
Extension (6 Months): October 11, 2017 to April 16, 2018

- A/E of Record for Georgia Jones-Ayers Middle School  
Part 1 services (Program/Master Plan) for GOB funded Renovations & P.E. Shelter  
- Project Number 01423900  
Date of Commission: June 21, 2017
- A/E of Record at Meadowlane Elementary School  
GOB funded Renovations & P.E. Shelter - Project Number 01434800  
Date of Commission: July 13, 2016
- A/E of Record at Shenandoah Middle School  
GOB funded Renovations - Project Number 01339000  
Date of Commission: January 14, 2015

Principal:

The Principal/Owner designated to be directly responsible to the Board for Saltz Michelson Architects, Inc., is Mr. Charles Michelson. The firm is located at 20451 N.W. 2 Avenue, Suite 1010, Miami, Florida 33169.

**RECOMMENDED:**

That The School Board of Miami-Dade County, Florida, commission Saltz Michelson Architects, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations and New Physical Education (P.E.) Shelter at Hialeah Middle School, located at 6027 East 7 Avenue, Hialeah, Florida 33013, Project Number 01528800, as follows:

- 1) A lump sum fee of \$17,000 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:AMB:amb

# ATTACHMENT "A"


## SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-31)

COR-FUNDED RENOVATIONS AT HIALEAH MIDDLE SCHOOL  
LEGAL AD #154

### FRAGA ENGINEERS, LLC. 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 Aksha-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  
**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 Aksha-Lang*

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



# ATTACHMENT "A"


## SBE, MBE & M/WBE CERTIFICATES

(January 17, 2018 School Board Agenda Item F-31)

GOV FUNDING RENOVATIONS AT HIALEAH MIDDLE SCHOOL  
LEGAL AD # 154

### 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.**

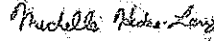
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IS OWNED AND CONTROLLED BY A(N)  
**TIER 1**


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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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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.**

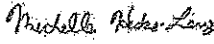
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IS OWNED AND CONTROLLED BY A(N)  
**HISPANIC AMERICAN**

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

**ATTACHMENT "A"**  
**SBE, MBE & M/WBE CERTIFICATES**  
(January 17, 2018 School Board Agenda Item F-31)

GOVT FUNDED RENOVATIONS AT HIA/LEAH MIDDLE SCHOOL  
LEGAL AD #1154

**DESIGN2FORM, LLC**  
**ARCHITECTURAL SUPPORT**

**MIAMI-DADE COUNTY PUBLIC SCHOOLS**



Micro Business Enterprise (MBE) Certificate  
THIS CERTIFIES THAT

Design2Form, LLC

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


May 14, 2016 Issue Date  
6516880 Vendor No.

May 14, 2019 Expiration Date

*DeAnn*

Brian Williams, CEO Development Officer  
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

Design2Form, LLC

IS OWNED AND CONTROLLED BY AN

AFRICAN AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

May 14, 2016 Issue Date  
6516880 Vendor No.

May 14, 2019 Expiration Date

*DeAnn*

Brian Williams, CEO Development Officer  
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