

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

SUBJECT: COMMISSIONING OF LAURA M. PEREZ AND ASSOCIATES, INC., AS ARCHITECT/ENGINEER FOR PART 1 SERVICES (PROGRAM/MASTER PLAN) FOR GENERAL OBLIGATION BOND FUNDED RENOVATIONS (PHASE I) AT ARVIDA MIDDLE SCHOOL, LOCATED AT 10900 S.W. 127 AVENUE, MIAMI, FLORIDA 33186, PROJECT NUMBER 01527700

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 2nd 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).

Laura M. Perez and Associates, Inc. (LMP) was the fourth-ranked firm and therefore, negotiated for the fourth-valued GOB funded Renovations projects at Arvida MS. The first, second and third-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 LMP.

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

School Profile:

The campus, on approximately 9 acres, is comprised of 6 permanent buildings and associated covered walkways, built between 1975 and 2002 with a total of 137,630 GSF.

Preliminary Project Scope:

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

- Replacement of damaged basketball standards,
- Replacement of main entrance doors in Building 01,
- Replacement of selective HVAC system and controls,
- Replacement of 300-ton chiller and cooling tower,
- Replacement of damaged exhaust fans (as required),
- Upgrade public address system,
- Provide additional security alarm cameras (as required),
- Selective carpet and wood flooring replacement,
- Provide additional electrical receptacles (as required), miscellaneous electrical work,
- Provide backflow preventer,
- Provide shut-off valve for utilities in science labs,
- Miscellaneous plumbing work (as required), and
- Selective 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, as follows:

<p>PRIME FIRM <u>LMP is M-DCPS certified as a SBE-Tier 1 and Hispanic-American owned firm</u> SUB-CONSULTANT FIRM NAME</p>	<p>DISCIPLINE/ROLE</p>	<p>M/WBE CERTIFICATION CATEGORY</p>	<p>SBE/MBE CERTIFICATION CATEGORY</p>	<p>GOAL (%) COMMITMENT</p>	<p>NON-SBE/MBE (%) COMMITMENT</p>
<p>Fraga Engineers, L.L.C.</p>	<p>Electrical Engineer</p>	<p>Hispanic-American</p>	<p>SBE Tier 1</p>	<p>10%</p>	<p>-</p>

Fraga Engineers, L.L.C.	Mechanical Engineer	Hispanic-American	SBE Tier 1	21%	-
DDA Engineers, P.A.	Structural Engineer	Hispanic-American	-	-	2%
AMBRO, Inc.	Civil Engineer	African-American	SBE Tier 1	3%	-
Bell Landscape Architecture, Inc.	Landscape Architect	Woman	MBE	1%	-
TOTAL SBE/MBE PARTICIPATION (M-DCPS Mandatory SBE/MBE Goal: 15%)				35%	-
TOTAL NON-SBE/MBE PARTICIPATION				2%	
TOTAL SUB-CONSULTANT PARTICIPATION (SBE/MBE AND NON-SBE/MBE)				37%	

Note:

1. Subsequent to the negotiations, LMP submitted increased commitment percentages for each of their sub-consultants. Accordingly, their total revised SBE/MBE participation increased from 24% to 35%.
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: \$2,492,627 (GOB funded)

Project Schedule:

LMP 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:

LMP has agreed to a lump sum fee for Program/Master Plan Services of \$16,000 (with a Construction Budget of \$2,492,627). 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%	\$8,000
Final Submittal (complete/accepted by M-DCPS)	40%	\$6,400
Final M-DCPS Approval	10%	\$1,600
TOTAL PROGRAM/MASTER PLAN SERVICES FEE:	100%	\$16,000

2. 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	1602100	24120000	740000	01527700

Prior Commissions:

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

- A/E of Record at Comstock Elementary School
 Part 1 services (Program/Master Plan) for GOB funded Building 01 Replacement and Renovations - Project No. 01433100
 A/E Commissioned: February 15, 2017
- Architectural/Engineering Projects Consultant (A/EPC) for Miscellaneous Projects up to \$2M each for a 4-year term with with extensions at the option of the Board. (September 4, 2016 to September 4, 2017).
 Date of Commission: September 5, 2012
 Extension: August 10, 2016 - September 4, 2017
- A/E of Record at Miami Arts Studio 6-12 at Zelda Glazer
 Non-GOB funded Auditorium & Classroom Addition - Project No. 01543800
 A/E Commissioned: June 22, 2016

- A/E of Record (Sheltered Market - MBE) at Ben Sheppard Elementary School
 GOB funded Classroom Addition and Renovations - Project No. 01423500
 A/E Commissioned: April 13, 2016
- A/E of Record at Springview Elementary School
 GOB funded Renovations - Project No. 01435400
 A/E Commissioned: October 14, 2015
- A/E of Record at Cutler Bay Academy for Advanced Studies, Cutler Ridge Campus
 GOB funded Partial Replacement & Renovations - Project No. 01339200
 A/E Commissioned: August 5, 2015 (Part 2)
- A/E of Record (Sheltered Market - SMBE) at D. A. Dorsey Technical College
 GOB funded Renovations - Project No. 01442900
 A/E Commissioned: June 17, 2015
- A/E of Record at Henry H. Filer Middle School
 GOB funded Renovations - Project No. 01433700
 A/E Commissioned: June 17, 2015

Principal:

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

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Laura M. Perez and Associates, Inc., as Architect/Engineer for Part 1 Services (Program/Master Plan) for General Obligation Bond funded Renovations (Phase I) at Arvida Middle School, located at 10900 S.W. 127 Avenue, Miami, Florida 33186, Project Number 01527700, as follows:

- 1) A lump sum fee of \$16,000 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-33)

GOV-FUNDED RENOVATIONS AT ARVIDA MIDDLE SCHOOL
LEGAL AD 7154

LAURA M. PEREZ & ASSOCIATES, INC.
ARCHITECT

MIAMI-DADE COUNTY PUBLIC SCHOOLS



Small Business Enterprise (SBE) Certificate

THIS CERTIFIES THAT
Laura M. Perez & Associates, Inc.


IS OWNED AND CONTROLLED BY A(N)
TIER 1

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 3, 2016 October 3, 2018 6507127
Issue Date Expiration Date Vendor No.

Michelle Alder-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
Laura M. Perez & Associates, Inc.

IS OWNED AND CONTROLLED BY A(N)
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

October 3, 2016 October 3, 2018 6507127
Issue Date Expiration Date Vendor No.

Michelle Alder-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-33)

COB-FUNDED RENOVATIONS AT ARVIDA MIDDLE SCHOOL
LEGAL ADV. 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 Hicks-Lanz

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-Lanz

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-33)

COB-FUNDED RENOVATIONS AT ARMYDA MIDDLE SCHOOL
LEGAL AD #154

DDA ENGINEERS, P.A.
STRUCTURAL ENGINEER

MIAMI-DADE COUNTY PUBLIC SCHOOLS



MINORITY/WOMEN BUSINESS ENTERPRISE CERTIFICATE

THIS CERTIFIES THAT

DDA Engineers, P.A.

IS OWNED AND CONTROLLED BY A(N)

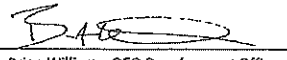
HISPANIC AMERICAN

PURSUANT TO MIAMI-DADE COUNTY PUBLIC SCHOOL BOARD POLICY 6320.02

April 8, 2015
Issue Date

April 8, 2018
Expiration Date

6502893
Vendor No.


Brian Williams, OEO Development Officer
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-33)

GOB-FUNDED RENOVATIONS AT ARMDA MIDDLE SCHOOL
LEGAL AD # 154

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 Robinson-Lewis

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 Robinson-Lewis

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-33)

COB-FUNDED RENOVATIONS AT ARVIDA MIDDLE SCHOOL
LEGAL AD 3154

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 26, 2017 October 26, 2020 6519446
Issue Date Expiration Date Vendor No.

Michelle Nicks-Lanz
Office of Economic Opportunity
1460 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 26, 2017 October 26, 2020 6519446
Issue Date Expiration Date Vendor No.

Michelle Nicks-Lanz
Office of Economic Opportunity
1460 NE 2nd Avenue, Suite 428
Miami, Florida 33132