

Business, Operations, Finance and Construction
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AMENDMENT TO THE ARCHITECTURAL/ENGINEERING SERVICES AGREEMENT WITH ZYSCOVICH, INC., FOR THE ADDITIONS, REMODELING, RENOVATIONS AND REPLACEMENT PROJECT AT MIAMI BEACH SENIOR HIGH SCHOOL
PROJECT NO. A0795 & A0795A**

COMMITTEE: FACILITIES MANAGEMENT

BACKGROUND

This project was originally planned and funded by the District as an addition, remodeling and renovation project in FY 00-01. During the initial programming, a study was commissioned by the District to evaluate the condition of the school and to perform a cost/benefit analysis of replacing the existing buildings versus carrying out extensive remodeling and renovation (i.e., "Castaldi Study"). The results of this study were submitted for review by the Florida Department of Education, which subsequently approved the demolition and replacement of most of the school's existing buildings, with the exception of Buildings No. 1, 12, 13 and 14. Accordingly, this project was revised by the District, during FY 02-03, to include additions, remodeling, renovation, and replacement of most of the existing buildings.

On October 23, 2002, the Board commissioned the firm of Zyscovich, Inc. (Zyscovich), to provide architectural/engineering (A/E) services for the Additions, Remodeling, Renovations and Replacement Project at Miami Beach Senior High School. Since then, staff has worked closely with the stakeholders for this project (i.e., the City of Miami Beach, parents, community representatives, regulatory agencies, etc.) to ensure the overall success of this project. As a result, in order to be able to incorporate additional scope for off-site improvements required by the City of Miami Beach and on-site work that would convert the entire campus (including the aforementioned buildings to be remodeled and renovated) to a "like new" condition, the construction budget was adjusted by the District, during FY 03-04, from \$36,716,000 to \$44,000,000.

ADDITIONAL SCOPE OF WORK

The additional scope of work for this project includes the following:

- Complete remodeling and renovations of the remaining buildings (i.e., Buildings 1, 12, 13 & 14) to a "like new" condition.
- Off-site improvements to Prairie Avenue and Dade Boulevard right-of-ways.
- On-site improvements to play fields and necessary drainage.

TERMS AND CONDITIONS

Given the additional scope of work added to this project, staff has re-negotiated the A/E basic services fee with Zyscovich. The original A/E basic services fee was \$2,263,576. The re-negotiated fee for the new estimated construction cost of \$44,000,000 is a total of \$2,710,400 (i.e., an increase of \$446,824). The new fee represents 6.16% of the total construction cost. A summary of the re-negotiated basic services fee is as follows:

• Phase I (Original Scope of Work)	\$ 339,536 (No Change)
• Phase II (Original Scope of Work)	\$ 565,894 (No Change)
• Phase III (Original Scope of Work)	\$ 633,802 (No Change)
• Phase I-III (New Scope)	\$ 303,840 (New Fee)
• Bidding/Award Services	\$ 54,208 (Revised Fee)
• Construction Administration	\$ 677,600 (Revised Fee)
• Punchlist Completion	\$ 108,416 (Revised Fee)
• Warranty Services	<u>\$ 27,104 (Revised Fee)</u>

NEW TOTAL BASIC SERVICES FEE \$2,710,400

The new scheduled date for submittal of Phase III-100% complete construction documents for this project by Zyscovich (including the additional scope of work) is September 30, 2004. The project is being designed and planned for construction utilizing the Construction Management (CM) At-Risk method. The CM At-Risk firm selected for this project is Turner Construction.

All other terms and conditions of the original A/E agreement with Zyscovich for this project shall remain in full force.

The principals for Zyscovich, Inc., are Bernard Zyscovich and Jose Murguido. The firm is located at 100 N. Biscayne Boulevard, 27th Floor, Miami, Florida 33132.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, approve an amendment to the architectural/engineering services agreement with Zyscovich, Inc., for the Additions, Remodeling, Renovations and Replacement Project at Miami Beach Senior High School (Project No. A0795 & A0795A), under the following terms and conditions:

- 1) A re-negotiated total basic services fee of \$2,710,400 (i.e., an increase of \$446,824 over the original fee of \$2,263,576) which represents 6.16% of the new construction budget of \$44,000,000, to include the additional scope of services contained in the body of the agenda item; and,
- 2) all other terms and conditions of the agreement shall remain in full force.

NAD:AD:ad