

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: AMENDMENT TO THE DESIGN CRITERIA PROFESSIONAL (DCP) AGREEMENT WITH ZYSCOVICH, INC., FOR THE ADDITION PROJECT AT OJUS ELEMENTARY SCHOOL PROJECT NO. A0821

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On December 10, 2003, the Board commissioned Zyscovich, Inc. (Zyscovich) to provide Design Criteria Professional (DCP) services for the addition project at Ojus Elementary School (to be built utilizing the Design-Build delivery method). Since then, the entire scope of the project has grown significantly in size, complexity and construction cost. As a result, staff has re-negotiated the overall fee for the DCP's basic services to address the increase in scope and cost. Accordingly, the DCP agreement will need to be amended to reflect the re-negotiated rates.

Project Scope

The original construction budget and scope of work commissioned by the Board for this project has changed as follows:

- On October 20, 2004, the Board approved an increase to the construction budget for this project from the original amount of \$4,764,620 to \$6,841,533.
- The new three-story addition, which will house 538 new student stations, has increased from the original 35,234 square feet to a total of 43,782 square feet.
- A full cafeteria, kitchen and stage, with adjoining male and female dressing rooms, have been added to the original scope.
- New service yard and parking area.
- Renovation of existing Physical Education shelter and new storage facility.
- Reconfiguration and repairs of the existing parking lot.
- Two new basketball courts, relocation of play area and new equipment, new parent drop-off loop and covered walkways to the main building, are all included as potential deductive alternates.

Terms and Conditions

Given the changes to the scope of work and construction budget for this project, staff has re-negotiated the DCP basic services fee with Zyscovich. The original DCP basic services fee for this project was \$180,954. The re-negotiated fee for the new estimated

construction cost of \$6,841,533 is a total of \$237,820 (i.e., an increase of \$56,866). The new fee represents approximately 3.48% of the total construction cost. A summary of the re-negotiated basic services fee is as follows:

- Scope/Program Validation \$ 7,680 (No Change)
- System/Utilities Verification \$ 7,100 (Revised Fee)
- Phase I \$ 65,000 (Revised Fee)
- Design Criteria Package \$ 51,840 (Revised Fee)
- Bidding/Award Services \$ 16,000 (Revised Fee)
- Review of Design-Builder's Construction Documents \$ 33,800 (Revised Fee)
- Construction Administration Services \$ 56,400 (Revised Fee)

NEW TOTAL BASIC SERVICES FEE \$237,820

The new projected date for award to a Design-Build firm is at the May 2005 Board meeting. All other terms and conditions of the original DCP agreement 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 Design Criteria Professional (DCP) services agreement with Zyscovich, Inc., for the addition project at Ojus Elementary School (Project No. A-0821), under the following terms and conditions:

- 1) a re-negotiated total basic services fee of \$237,820 (i.e., an increase of \$56,866 over the original fee of \$180,954) which represents approximately 3.48% of the new construction budget of \$6,841,533;
- 2) the new projected date for award to a Design-Build firm is at the May 2005 Board meeting; and,
- 3) all other terms and conditions of the agreement shall remain in full force.

NAD:AD:ad