

Business Operations
Ofelia San Pedro, Deputy Superintendent

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., AS PROJECT ARCHITECT/ENGINEERS FOR A NEW K-8 CENTER PROTOTYPE AT THREE SITES;

- **STATE SCHOOL "D" (TO RELIEVE VIRGINIA A. BOONE / HIGHLAND OAKS EL., MADIE IVES EL. AND HIGHLAND OAKS MID.), PROJECT NO. A0798,**
- **STATE SCHOOL "CC-1" (TO RELIEVE PINE VILLA EL., REDLAND EL., NARANJA EL., REDLAND MID. AND MAYS MID.), PROJECT NO. A01031, AND**
- **STATE SCHOOL "DD-1" (TO RELIEVE IRVING AND BEATRICE PESKOE EL., LEISURE CITY K-8 AND W. CHAPMAN EL.), PROJECT NO. A01089**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On October 20, 2004, the Board authorized the implementation of a new prototype school program (i.e. an Early Childhood Center, Elementary School, Middle School and K-8 Center). The new program will incorporate all of the activities involved in the creation of new schools from research and development to construction close-out. The issues of school size, design quality, and planning for future capacity needs will be simultaneously addressed. The designs developed for the new prototype program are intended to serve as the models for future schools, incorporating refined design criteria, standardized construction details, and building systems. To that end, staff recommends that a single Construction Manager at-Risk (CM at-Risk) firm build all three sites simultaneously, one CM at-Risk firm for each prototype, or other delivery methods as deemed appropriate. The current estimated construction cost for each New K-8 Center Prototype is \$20,624,889, fully expanded from 800 to 1600 student stations.

In January 2005, a Request For Qualifications for Architects/Engineers was advertised. Thirty-five firms responded to the Request for Qualifications. Eleven firms were short-listed, and on March 17th and 18th, 2005, the A/E Selection Committee interviewed and ranked the following eleven A/E firms:

<u>Ranking</u>	<u>Firm</u>
1	Spillis Candela DMJM
2	Zyscovich, Inc.
3	Silva Architects
<u>Ranking</u>	<u>Firm</u>
4	M.C. Harry & Associates, Inc.

- 5 Gili-McGraw Architects, L.L.P.
- 6 Rizo Carreno / Schenkel Shultz Architects, Joint Venture
- 7 Reynolds, Smith & Hills, Inc.
- 8 (tie) URS Corporation
- 8 (tie) Wolfberg Alvarez & Partners
- 9 Harper Aiken Partners, Inc.
- 10 Perkins & Will

The following individuals served on the A/E Selection Committee:

<u>Committee Members</u>	<u>Representing</u>
Rose Diamond	Appointee of the Superintendent
Jorge Luaces	Office of School Facilities
Victor Alonso	Office of School Facilities
Bill Barimo	Office of School Facilities
Sharon Grau	A/E Selection, Negotiations & Design Management
Dennis Caserta (Non-voting)	Div. Of Business Development & Assistance
Ivo Gomez (Non-voting)	Office of Management & Compliance Audits

Staff selected three of the top-ranked firms for A/E services for the New Early Childhood Center, New Elementary School, and New Middle School Prototypes. The second-ranked firm, Zyscovich, was selected to provide A/E services for the New K-8 Center Prototype.

Scope of Services

Prior to Phase I (preliminary) Design, all four firms will be requested to research modular prototype design and construction technology currently employed for similar projects. Module designs (based upon approved facilities lists), new standards, and high performance technologies will be investigated and analyzed during this research and development phase. Collaborative meetings will be held for approximately six weeks to gather, share, and coordinate pertinent information. The ultimate goal will be to design the twelve initial sites to reflect the use of standardized products and technologies. LEED (Leadership in Energy and Environmental Design) criteria may be applied as a goal. LEED is a consensus-based national standard for developing high-performance sustainable buildings.

Zyscovich will provide full A/E design services for the development of the New K-8 Center Prototype, including site adaptation for the following three sites:

- State School "D" at NE 211 Street / NE 26 Avenue (to relieve Virginia A. Boone / Highland Oaks El., Madie Ives El. and Highland Oaks Mid.)
- State School "CC-1" at SW 124 Avenue / SW 242 Street (to relieve Pine Villa El., Redland El., Naranja El., Redland Mid. and Mays Mid.)
- State School "DD-1" at SW 280 Street / SW 150 Avenue (to relieve Irving and Beatrice Peskoe El., Leisure City K-8 and W. Chapman El.)

M-DCPS reserves the right to change these preliminary locations at its discretion.

The Basic Services Fee Schedule 'A' will include all required A/E services and consultants (other than a traffic specialist), expansion modules from 1200 to 1600 student stations, EHPA design requirements (if required), and full construction administration services for the first site (including bi-weekly site visits). Additional site visits will be required, but must be authorized by the Board's designee, and will be compensated on a per/visit basis.

Basic Services Fee Schedule 'B', for the second and third sites, which are contemplated to be constructed simultaneously with the first site, will include all A/E services and consultants (other than a traffic specialist) to provide site adaptation, re-use design, construction documents and full construction administration services (including bi-weekly site visits) at each site. Additional site visits will be required, but must be authorized by the Board's designee, and will be compensated on a per/visit basis.

Negotiations with Zyscovich, Inc., were successfully concluded as follows:

Terms and Conditions

- Research, Development and Programming Phase (Lump Sum): \$121,430
- Basic Services Fee Schedule 'A' (for 1st Prototype, and 1st Site): \$1,697,563
 - Phase I (Schematic Design) 15%
 - Phase II (Design Development): 20%
 - Phase III (Construction Documents) 50% complete: 15%
 - Phase III (Construction Documents) 100% complete: 20% (15% if hard bid)
 - Bid and Award: 0% (5% if hard bid)
 - Contract Administration through Substantial Completion: 25%
 - Punch List completion & Project Close-Out: 4%
 - Completion of Warranty Services: 1%
- Basic Services Fee Schedule 'B' (for Prototype reuse):

<u>(\$848,782 per site x two sites= \$1,697,563)</u>	<u>\$1,697,563</u>
TOTAL BASIC SERVICES:	\$3,516,556

- Notes:
- 1) If construction delivery method is CM at-Risk, the GMP will be due at 50% Construction Documents.
 - 2) Payment percentages for Fee Schedule 'B' are the same as for Fee Schedule 'A'.

To summarize, Zyscovich, Inc., has agreed to a lump sum Basic Services Fee Schedule 'A' of \$1,697,563, which represents approximately 8.3% of the \$20,624,889 estimated construction cost for the first site and a lump sum Basic Services Fee Schedule 'B' of \$848,782, or 4.2% of the \$20,624,889 estimated construction cost for the second and third sites. The average A/E Basic Services fee for the three sites represents approximately 5.5% of the total estimated construction cost of \$61,874,667.

All the following additional services require prior written authorization by the Board designee:

- Site Visit Fee \$280/visit (for either Architect or Engineer):
200 site visits x \$280/visit: Not-to-exceed \$56,000/site
- Traffic Consultant: Not-to-exceed \$20,000/site
- Principals Rates: \$180/hr
- Multiplier for Direct Salary Expense: 2.45
- Threshold Inspections: Not-to-exceed \$100,000/site
- On-Site Representatives (one senior and one junior) not-to-exceed \$324,000 (for all three sites)
- Reproduction costs shall be reimbursed by the Board at 1.0 times actual cost.

Other Terms and Conditions

- Project Specific Insurance in the amount of \$5 million (for all three sites) not-to-exceed \$400,000. Final premium and policy requirements are subject to review by the Department of Risk & Benefits Management;
- Phase III (Construction Documents) - 100% complete by May, 2006;
- A/E fees for additional future re-use assignments will be based on Fee Schedule 'B', except that locations assigned after the fifth year of the A/E Agreement may be subject to adjustments reflecting cost-of-living increases;
- 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; and
- Zyscovich, Inc., has agreed to the contract terms and conditions.

Project Fund

STATE SCHOOL	PROJ NO	SITE	SCHOOLS TO RELIEVE	REG	FUND	OBJ	LOC	PROG	FUNC
"D"	A0798	NE 211 St / NE 26 Ave	V.A. Boone/Highland Oaks El, M. Ives El & Highland Oaks Mid	II	0301	5630	0231	2796	7400
"CC-1" (Palm Glades K- 8)	A01031	SW 124 Ave / SW 242 St	Pine Villa El, Redland El, Naranja El, Redland Mid & Mays Mid	VI	0301	5630	0202	2814	7400
"DD-1" (Mandarin Lakes)	A01089	SW 280 St / SW 150 Ave	Irving and Beatrice Peskoe El, Leisure City K-8 & W. Chapman El	VI	0301	5630	0073	2745	7400

Prior Commissioning and Performance Evaluation

The Board has commissioned Zyscovich for the following other project(s) within the last three years:

- State School "BBB 1" (New Senior High School), Project No. A01015
A/E Services commissioned on March 16, 2005
- State School "RR1" (New Middle School), Project No. A0729
Master Plan / Programming Services commissioned on May 19, 2004
- Addition at Kinloch Park Elementary, Project No. A01004
DCP Services commissioned on December 10, 2003
- Addition at Ojus Elementary, Project No. A0821
DCP Services commissioned on December 10, 2003
- New Middle Learning Center at Linda Lentin Elementary, Project No. A0834
DCP Services commissioned on April 9, 2003
- Addition, Remodeling and Renovation at Miami Beach Senior High, Project No. A0795
and A795A
A/E Services commissioned October 23, 2002

The most recent overall performance evaluation score issued by staff to Zyscovich was for the quarter ending December 31, 2004. Based on a performance scale of 1-5, the firm received a score of 4.28.

Principals

The Principals of Zyscovich 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, commission Zyscovich, Inc., as Project Architect/Engineers for a New K-8 Center Prototype, at three new sites; State School "D", Project No. A0798, State School "CC-1", Project No. A01031 and State School "DD-1", Project No. A01089, under the following terms and conditions:

- 1) a lump sum basic services fee of \$1,697,563 for the Prototype and first site, \$848,782 for the second and third sites (each); and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SG:sgg