

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., AS ARCHITECT/ENGINEER FOR MASTER PLANNING (PHASE I) OF THE HISTORICAL RESTORATION, RENOVATION, REMODELING AND NEW ADDITIONS AT MIAMI SENIOR HIGH SCHOOL, PROJECT NO. 00176700

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

Staff has completed the selection process for one or more Architect/Engineers (A/E) to provide Architectural/Engineering services for the Master Planning (Phase I) of the historical restoration, renovation, remodeling and new additions at Miami Senior High School, Project No. 00176700.

In accordance with the Request for Qualifications, the Board retains the right to select the same and/or other A/E firms for Phase II – Implementation (Project No. 00176800), or to re-advertise the A/E services, after the Master Plan (Phase I) is completed and approved.

Eight firms applied and, after the initial evaluations were completed, all eight firms were short-listed. On August 11, 15 and 16, 2005, the A/E Selection Committee interviewed and ranked the following seven firms (MC Harry Associates, the eighth firm, declined to interview):

- Zyscovich Inc.
- Rodriguez and Quiroga Architects Chartered
- STV/BBA Joint Venture
- R.J. Heisenbottle Architects
- The Architectural Partnership, Inc.
- Borrelli & Associates
- R.E. Chisholm Architects

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

Committee Members

- Rose Diamond
- Victor Alonso
- Jorge Luaces
- Victor Lopez
- Sharon Grau

Representing

Appointee of the Superintendent
Office of School Facilities
Office of School Facilities
Miami Senior High School
Dept. of A/E Selection, Negotiations & Design Mgmt

Committee Members

- Dennis Caserta
(Non-Voting)
- Darryl Choate (8-16-05)
(Non-Voting)
- Trevor Williams
(Non-Voting)

Representing

Div. Of Business Development & Assistance
Div. Of Business Development & Assistance
Office of Management & Compliance Audits

Project Scope

The top-ranked firm, Zyscovich, Inc., in association with Thorn Grafton, Architect, AIA, the historic restoration consultant, was selected to provide Phase I architectural/engineering basic services for this project, to develop the master plan and program for the entire site, which includes, but is not limited to, the following:

- 1) master plan study(ies), concept(s) designs and phasing strategies;
- 2) Castaldi analyses, as required;
- 3) final scope definition, ed specs, and programming;
- 4) Urban initiatives; and
- 5) all required consultants (e.g. historical restoration, traffic consultants, acoustical/lighting engineers, et.al.).

Scheduled completion of the Master Plan and Programming (Phase I) is May 2006.

Negotiations with Zyscovich, Inc., to develop the master plan and program for the entire facility have been successfully completed, as follows:

Terms & Conditions

A summary of the negotiated basic services fee is as follows:

Part 1 – Data Collection:	\$	21,293
Part 2 – Urban Design & Visioning:	\$	51,054
Part 3 – Historic Restoration Plan:	\$	39,149
Part 4 – Diagrammatic Site Summary Drawings:	\$	33,197
Part 5 – Master Plan Study of Sites:	\$	62,958
Part 6 – Analysis and Evaluation:	\$	27,245
Part 7 – Final Master Plan Report:	\$	<u>45,104</u>
TOTAL BASIC SERVICES FEES:	\$	280,000

Other Terms and Conditions

- If requested by the Board, Presentation Renderings, Mass Model and Detail Model not-to-exceed \$16,000;
- The Principals' rates are set at \$180/hour for the Architect, and \$180/hour for the Designated Specialists, for Board-authorized additional services;
- The multiplier for hourly compensation is limited to 2.45 for any additional work approved by the Board;
- The A/E shall maintain no less than a \$2 million professional liability insurance policy with a maximum deductible of \$50,000;
- The cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- 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 Agreement provides for termination of the A/E by the Board, with or without cause, upon thirty days written notice to the A/E. The A/E may terminate the Agreement, only with cause, upon thirty days written notice to the Board; and
- The A/E has accepted the terms and conditions of the Agreement.

Project Funding

Fund: 0378 Object: 5680 Location: 7461 Program: 2672 Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Zyscovich, Inc., for the following projects within the last three years:

- Ojus Elementary School, New Addition, A0821
Conversion of DCP to A/E Services
Date of Commission: 1-19-05 and 5-18-05
- K-8 Prototypes (at three Sites), A0798, A001031, and A01089
A/E Services
Date of Commission: 4-13-05

- State School "BBB-1" (North Miami Sr Replacement), A01015
Conversion of DCP to A/E Services
Date of Commission: 10-20-04 and 3-16-05
- Miami Beach Senior High School, Additions, Remodeling, Renovations & Replacement Project, A0795 and A0795A
A/E Services
Date of Commission: 10-23-02 and 9-08-04
- State School "RR-1" and Other Schools in the Dr. Krop Sr. feeder pattern, A0729
DCP Services (Master Plan and Programming)
Date of Commission: 5-19-04
- Kinloch Park Elementary School, New Addition, A01004
DCP Services
Date of Commission: 12-10-03
- Linda Lentin Elementary School, MLC Addition, A0834
DCP Services
Date of Commission: 4-09-03

The most recent overall performance evaluation score issued by staff to Zyscovich, Inc., was for the quarter ending June 30, 2005. Based on a performance scale of 1-5, the firm received a score of 4.03.

Principals

The principals for 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 Architect/Engineer for the Master Planning (Phase I) of the historical restoration, renovation, remodeling and new additions, at Miami Senior High School, Project No. 00176700, as follows:

- 1) A lump sum fee of \$280,000 for Basic Services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg