

Office of School Facilities
Rose Diamond, Chief Facilities Officer

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., AS PROJECT ARCHITECT/ENGINEER FOR THE MIDDLE LEARNING CENTER ADDITION, STATE SCHOOL "RR1", AT MADIE IVES ELEMENTARY (K-8 CONVERSION) TO RELIEVE HIGHLAND OAKS MIDDLE PROJECT NO. A0729

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

On March 19, 2004, the Board commissioned the firm of Zyscovich, Inc. (Zyscovich) to prepare a master plan study to identify the most feasible options to provide relief for the overcrowding at Dr. Michael Krop Senior High School (Dr. Krop Senior High) and Highland Oaks Middle School. Following numerous community, inter-governmental and District meetings to discuss the various options available to provide relief, the master plan study was completed and submitted for review by Zyscovich.

The most significant recommendations of this study were to build an addition to Dr. Krop Senior High which will consist of approximately 1,500 – 1,600 student stations (currently designated as State School "DDD") and to add a Middle Learning Center (MLC) to Madie Ives Elementary (currently referred to as the State School "RR1" project).

Negotiations with Zyscovich to provide full architectural/engineering services for the State School "RR1" project have been successfully completed.

Project Scope

Madie Ives Elementary was originally built in 1957. Most of the existing facilities located at the school (with the exception of Building 7, which houses the Media Center, and Building 12, which is a recently built Primary Learning Center) date back to 1957. The previous plan for this school was to add an MLC and to subsequently carry out a significant amount of renovations & remodeling work at the existing facilities, as needed. However, staff has approved a new plan that will, in essence, provide an almost complete new K-8 school and an improved campus reconfiguration, at a significant overall savings to the District. In order to accomplish this plan, the District will need to seek approval from the Florida Department of Education (DOE) to demolish all other existing facilities at this site (except for Buildings 7 and 12) and to replace them with new educational spaces. As part of this commissioning, the A/E will prepare a Castaldi Study to be submitted for review and approval by DOE, identifying the actual buildings recommended for replacement by the District.

The proposed scope of work for State School "RR1" includes, but is not limited to, the following:

- The existing school site will be expanded eastward utilizing a portion of an adjacent 20-acre Board owned parcel, which will also serve to host the future State School "DDD".
- In order to allow for on-going school operations, the new K-8 facility will be constructed in two (2) phases:
 1. The first phase of construction (i.e., Phase "A") will consist of 478 new student stations, for grade levels 6th through 8th. The student stations will consist of 14 upper academy classrooms (308 s.s.) and approximately 70 student stations in the following labs: Science, ESE (2), Music, Computer Skills, Foreign Language & Art. Additionally, a new cafeteria, kitchen and administrative areas will be included.
 2. The first phase will also include expansion of the existing Media Center, new landscape improvements and parking facilities, and reconfiguration of street and traffic patterns.
 3. The second phase of construction (i.e., Phase "B") will include the demolition of existing elementary classrooms and construction of a new replacement wing to house 20 primary and 14 intermediate classrooms.
 4. Upon completion of all new construction, the existing portables shall be removed and new athletic fields and additional staff & visitor parking will be built.
- The entire scope of new construction will be approximately 80,000 square feet.
- The construction documents for the entire project are scheduled to be 100% complete by December 2006.
- Phase "A" of construction is scheduled to be ready for occupancy by January 2008; the subsequent Phase "B" is scheduled to be ready for occupancy by August 2008.
- The estimated construction cost for this project is \$16,000,000 (Note: The total amount of funds currently allocated for relief of Madie Ives Elementary and its conversion to a K-8 school is approximately \$21,260,000)

The project is anticipated to be delivered utilizing the Construction Management (CM) At-Risk method. The selected CM At-Risk firm will be required to submit a Guaranteed Maximum Price (GMP) at 50% completion of construction documents, or at any point thereafter, to execute this project. If accepted by staff, the negotiated GMP will then be submitted to the Board for its approval.

Terms and Conditions

A lump sum fee of \$1,268,910, which includes all required services and consultants. The fee represents approximately 7.93% of the estimated construction cost of \$16,000,000. The Basic Services fee shall be paid based on the approved completion of the following phases:

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| • Phase I – Schematics (100% Complete): | \$162,720 |
| • Phase II – Design Development (100% Complete): | \$216,960 |
| • Phase III – Construction Documents | |
| a. 50% Completion: | \$178,947 |
| b. 100% Complete/Approved: | \$178,947 |
| • Phase IV – Bid/Award: | \$ 21,696 |

• Phase V – Construction Administration	
<u>Phase “A”:</u>	
a. Through Substantial Completion:	\$271,200
b. Punchlist & Close-out:	\$ 43,392
<u>Phase “B”:</u>	
a. Through Substantial Completion:	\$150,000
b. Punchlist & Close-out:	\$ 25,000
• Phase VI – Warranty/Post Occupancy	
a. <u>Phase “A”:</u>	\$ 10,848
b. <u>Phase “B”</u>	\$ 9,200
TOTAL BASIC SERVICES FEE:	\$1,268,910

In addition to the above, the following services (to be utilized at the option of the Board’s designee) were agreed to by Zyscovich:

- A lump sum fee of \$22,500 for preparation of a Castaldi Study to be submitted for review and approval to DOE.
- A lump sum fee of \$42,000 for preparation of construction phasing & demolition plans.
- A lump sum fee of \$32,850 for A/E services related to the modification of existing traffic signalization & re-configuration of N.E. 14 Avenue.
- A lump sum fee of \$24,800 for A/E services related to necessary improvements to N.E. 13 Court & 208 Terrace, to provide for a new bus-drop off.
- The A/E and its designated specialists will provide up to 200 site visits during construction at a fee of \$280/visit (a not-to-exceed amount of \$56,000).
- A not-to-exceed fee of \$7,500 for an acoustical consultant.
- A not-to-exceed fee of \$15,000 for a food services consultant.
- A not-to-exceed of \$26,500 for a traffic study.
- A not-to-exceed fee of \$85,000 actual annual salary x 1.7 multiplier x 24 months (i.e., not-to-exceed \$289,000) for an on-site representative during construction, as needed by the Board.
- A not-to-exceed fee of \$65,000 for threshold inspections, if needed by the Board.

Other terms and conditions were negotiated as follows:

- 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 A/E principals’ rate is set at \$180/hour.
- The multiplier for hourly compensation is limited to 2.45 for extra work.
- The Board shall reimburse the A/E for the actual cost of procuring a Project Specific Professional Liability Insurance policy, with a maximum deductible of \$50,000, up to a maximum of \$5.0 million total aggregate (the actual amount to be determined by the District’s Office of Risk & Benefits Management).

- The Board shall reimburse the A/E for the cost of reproducing Board requested contract documents.
- The agreement provides for termination 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 has accepted all terms and conditions of this agreement and will commence work upon Board commissioning.

Project Fund

Fund - 0379
 Object - 5630
 Location - 6831
 Program - 2773
 Function - 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Zyscovich for the following projects within the last three (3) years:

- State School E-1 – Reuse of a K-8 Prototype, 00253000
 A/E Services
 Date of Commission: 1-18-06
- Miami Senior High School, Historic Restoration, Renovation, Remodeling and Additions, 00176700
 A/E Services - Master Plan (Phase I)
 Date of Commission: 9-7-05
- Ojus Elementary School, New Addition, A0821
 DCP Services and Conversion of DCP to A/E Services
 Date of Commission: 12-10-03, 1-19-05 (amendment), 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
 DCP Services and 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 (amendment)
- 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 was for the quarter ending September 30, 2005. Based on a performance scale of 1-5, the firm received a score of 4.05.

Principals

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

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission the firm of Zyscovich, Inc., as Project Architect/Engineer for the Middle Learning Center Addition, State School "RR1", at Madie Ives Elementary (K-8 Conversion) to relieve Highland Oaks Middle, as follows:

- 1) a lump sum fee of \$1,268,910 for Basic Services; and
- 2) additional terms and conditions as set forth in the body of the agenda item.

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