

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ZYSCOVICH, INC. AS ARCHITECT/ENGINEER OF RECORD FOR PHASE II OF THE HISTORICAL RESTORATION, RENOVATION, REMODELING AND NEW ADDITIONS AT MIAMI SENIOR HIGH SCHOOL PROJECT NO. 00176800**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

### **Introduction**

On September 7, 2005, the Board commissioned Zyscovich, Inc. (ZI), to provide master planning services, Phase I, for the Historical Restoration, Renovation, Remodeling and New Additions at Miami Senior High School (Project No. 00176700). On May 26, 2006, ZI submitted the completed Master Plan/Program, which was subsequently reviewed and approved by the District.

In accordance with the Request for Qualifications, the Board retained the right to select the same A/E firm for Phase II – Implementation (Project No. 00176800). Therefore, due to the complex nature of the project and the aggressive planning and scheduling of the construction effort, staff recommends commissioning of Zyscovich, Inc. as the A/E of Record for Phase II of The Historical Restoration, Renovation, Remodeling and New Additions at Miami Senior High School, Project No. 00176800.

Negotiations with ZI have been successfully concluded as follows:

### **Project Scope**

The scope includes, but is not limited to, construction of additions to house 900 new student stations, major historical restoration/rehabilitation, remodeling, renovations, repairs, all on-site and off-site work, and demolition at the existing fully-operational school campus, as follows:

#### **Phase 1A**

Demolition/relocation of portables, demolition of driver's education range, new three-level parking garage (approx. 59,500 s.f.) and automotive vocational building (approx. 4,100 s.f.), set-up of construction staging areas, site utilities relocation, new central plant building, non-historical building relocation of functions, selective demolition and on- and off-site work.

**Phase 1B**

Continuation of new central plant building, new three-story classroom building (approx. 107,400 s.f., attached to the new central plant), two new two-story classroom buildings (approx. 46,000 s.f.) at north parcel including two new parking lots, remodeling of the existing science wing into PE complex, new chillers/utilities, demolition of the chiller building and peripheral new bus and parent drop-offs, site work/landscaping related to new buildings. This phase will involve relocation of students into the new buildings.

**Phase 2A**

Historical rehabilitation of the gym, East wing, West wing and peripheral site work/landscaping related to the existing buildings, and re-surfacing of the West parking lot.

**Phase 2B**

Historical rehabilitation of the SW two-story section, Auditorium, two-story South classroom building, SE two-story, NE three-story, North Center building and NW three-story buildings; adjacent site work in sequence, landscaping of the new entry plaza, new hard courts (across gym), and all peripheral on-site and off-site work/landscaping.

Due to the complex nature of this project, each phase may include one or more “pull-out” packages. Existing school campus operations must be maintained during the construction phases and extensive coordination/cooperation with the CM at-Risk contractor, consultants, school administrators and district offices will be required.

This 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 at least two Guaranteed Maximum Price(s) (GMPs) at 50% completion of construction documents, (the first GMP for Phases 1A/1B, and a second GMP for Phases 2A/2B) or at any point thereafter, to execute this project. If accepted by staff, the negotiated GMPs will be submitted to the Board for approval.

The A/E has agreed to the following design and document submittal schedule:

**PHASE 1A/1B AND 2A/2B**

Concept and Schematic Design: October 30, 2006

**PHASE 1A/1B AND 2A/2B**

Design Development: February 8, 2007

**PHASE 1A/1B**

Construction Documents (100% foundation, shell, and underground utilities for Phases 1A/1B - GMP #1): June 13, 2007

Construction Documents - 100% complete: November 11, 2007

**PHASE 2A/2B**

Construction Documents - 100% complete; GMP #2): May 10, 2008

Phase 1A/1B, Site Work and New Construction, is scheduled to commence construction in September 2007 (with substantial completion targeted for June 2009, and occupancy August 2009); Phase 2A/2B, Historical Building Restoration and Renovations, is scheduled to commence construction in June 2009 (substantial completion targeted for June 2011, and occupancy August 2011).

**Terms and Conditions**

**A. Basic Services Fees:**

Based upon the Master Plan/Program submitted to MDCPS by ZI on May 26, 2006, the estimated construction cost is approximately \$93 million. A lump sum fee for Basic Services of \$6,477,960 which represents approximately 6.97% of \$93,000,000, the estimated construction cost, was negotiated. This fee includes the Historical Restoration Specialist, Thorn Grafton, all on-site and off-site civil engineering, phasing documents and demolition documents, and all other required services and consultants (except as listed below). Basic Services fees shall be paid based on completion of the following phases:

**1. Project Phases 1A/1B and 2A/2B**

Schematic Design Documents:	\$ 971,694
Design Development Documents:	\$1,295,592

**2. Project Phases 1A/1B**

Construction Documents, 50% complete (GMP #1):	\$ 971,694
Construction Documents, 100% complete/approved:	\$ 647,796
Bidding/Award (GMP #1):	\$ 161,949
Construction Administration (through substantial completion):	\$ 672,088
Construction Administration (Punch List/Close Out):	\$ 105,267
Warranty/Post Occupancy Services:	\$ 32,390

**3. Project Phases 2A/2B**

Construction Documents, 100% complete/approved (GMP #2):	\$ 647,796
Bidding/Award (GMP #2):	\$ 161,949
Construction Administration (through Substantial Completion):	\$ 672,088
Construction Administration (Punch List/Close Out):	\$ 105,267
Warranty/Post Occupancy Services:	<u>\$ 32,390</u>

**TOTAL BASIC SERVICES FEE: \$6,477,960**

## B. Supporting Services Fees

The following services require prior written authorization by the Board-designee:

1. Additional Site Visits:  
The A/E and Designated Specialists will provide up to 960 additional site visits during construction at a flat fee of \$280/visit: Not-to-exceed \$ 268,800  
(20 additional site visits/month x \$280/visit x 48 months)
  2. Threshold Inspection Fees: Not-to-exceed \$ 120,000
  3. On-site Project Representative(s) Fees:
    - a. Senior level, full-time (48 months at \$9,562.50/month): Not-to-exceed \$ 459,000
    - b. Junior level, full-time (48 months at \$4,500/month): Not-to-exceed \$ 216,000
  4. Traffic Consultant Fee: Not-to-exceed \$ 20,500
  5. Detailed Three-dimensional Architectural Model: Not-to-exceed \$ 36,000
  6. Grant Consultant Fees: Not-to-exceed \$ 50,000
  7. Re-Platting Services Fee: Not-to-exceed \$ 17,000
  8. Insurance Premium reimbursement:  
(Unless otherwise instructed by MDCPS' Office of Risk Management, the A/E shall obtain a Project Specific Professional Liability policy in the amount of \$5,000,000, the premium for which, if acceptable to the Board, will be reimbursed on a direct cost basis.):  
Not-to-exceed \$ 615,000
- TOTAL SUPPORTING SERVICES FEES: Not-to-exceed \$1,802,300**

## C. Other Terms and Conditions

- 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 cost of printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated by the A/E Agreement;
- The Principals' rates are set at \$180/hour for the Architect, and \$180/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board;

- 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
- The A/E has agreed to the time-sensitive schedule and the terms and conditions of the Agreement, and will commence services upon Board commissioning.

### **Project Fund**

Fund: 0330 Object: 5630 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:

- Middle Learning Center Addition, State School "RR-1", at Madie Ives Elementary (K-8 Conversion) to Relieve Highland Oaks Middle, Project No. A0729  
A/E Services  
Date of Commission: 2-15-06
- State School E-1 – Reuse of a K-8 Prototype, 00253000  
A/E Services  
Date of Commission: 1-18-06
- Miami Senior High School, Historical 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

The most recent overall performance evaluation score issued by staff to Zyscovich, Inc. was for the quarter ending December 31, 2005. Based on a performance scale of 1-5, the firm received a score of 4.01.

### **Principals**

The Principal/Owner designated to be directly responsible to the Board for Zyscovich, Inc. is Bernard Zyscovich. The firm is located at 100 North Biscayne Boulevard, 27<sup>th</sup> Floor, Miami, Florida 33132.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission Zyscovich, Inc. as Architect/Engineer of Record for Phase II of The Historical Restoration, Renovations, Remodeling and New Additions at Miami Senior High School, Project No. 00176800, as follows:

- 1) a lump sum fee of \$6,477,960 for A/E Basic Services; and
- 2) the Project Scope and all the Terms and Conditions as set forth in the body of the agenda item.

NAD:SGG:sgg