

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

SUBJECT: COMMISSION OF ZYSCOVICH, INC. AS ARCHITECT/ENGINEER OF RECORD FOR FULL A/E SERVICES FOR NEW SCHOOL FACILITY GRADES 6-8 AND WORKFORCE HOUSING (BRICKELL AREA), PROJECT NUMBER 01777200

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In October 2019, Request for Qualifications (RFQ) 181 was published to competitively select an Architect/Engineer of Record (A/E) for full A/E services for New School Facility Grades 6-8 and Workforce Housing (Brickell Area), located at the northeast corner of the intersection of SW 3 Avenue and SW 10 Street, Miami, Florida 33130, Project Number 01777200.

Nine (9) firms responded to the solicitation. Three (3) firms were not evaluated due to incomplete RFQ responses. Six (6) firms were evaluated, and five (5) firms were short-listed and invited to interview. On January 9, 2020, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Zyscovich, Inc.
2	Wolfberg/Alvarez and Partners, Inc. ^(a)
3	Silva Architects, L.L.C. ^{(a) (b)}
4	Rodriguez Architects, Inc./ Eskew Dumez Ripple, a JV
5	M. Hajjar & Associates, Inc. ^(b)

Notes:

- (a) Prime firm holds a current M-DCPS Minority/Woman Business Enterprise (M/WBE) Certificate.
- (b) Prime firm holds a current M-DCPS Small Business Enterprise (SBE)/Micro Business Enterprise (MBE) Certificate.

F-26

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 10% and a mandatory M/WBE Sub-consultant Utilization Goal of 16.04% (as determined by the M-DCPS Goal Setting Committee).

Selection Committee:

The Selection Committee consisted of the following individuals:

<u>Committee Members:</u>	<u>Representing</u>
Meriel Seymore, Member, Attendance Boundary Committee (ABC)	Superintendent of Schools
Marylin Capon, Sr. Project Manager, Capital Improvement	Office of School Facilities
Mario Gonzalez-Pola, Executive Director, Construction Compliance	Office of School Facilities
William Barimo, Executive Director, Facilities & Standards	Office of School Facilities
Jeannette Garcia, Director, Office of Economic Opportunity	Office of Economic Opportunity
Thomas Spaulding, Member, ABC	Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Antoinette Baldwin, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Selection:

Zyscovich, Inc. (ZI) was the highest-ranked firm, and in accordance with the "Procedures for the Selection of Architects and Engineers" (updated August 14, 2019), was selected to negotiate for this project. Negotiations with ZI were successfully concluded and the firm has agreed to provide full A/E design and construction administration services.

School Profile:

This project, located in M-DCPS Central Region, will be a new mixed-use facility on a 0.344-acre vacant site with a middle school (grades 6-8) with 610 student stations and ten (10) Workforce Housing units with required parking and separate entrances/exits. The new facility will be approximately nine to fourteen-story and approximately 103,186 to 148,539 gross square feet depending whether sixty (60) parking spaces will be provided inside the new facility for staff and visitors.

Project Scope - Middle School and Workforce Housing:

Based on the Scope Definition Program by SR Architects, P.A. (accepted by M-DCPS in October 2019) the project scope includes, but is not limited to, the following:

- New, 9-story (to 14-story) middle school building to house 610 student stations (which may include parking for school staff and visitors);
- Secondary School Facilities List includes General Purpose Classrooms (English, Mathematics and Social Studies), Science Demo Classrooms, ESE Classroom,

Health Education, Skills Development Lab, Art, Music, Physical Education, Media Center, Administration, Food Service, Textbook Storage, Student and Staff Restrooms and Custodial areas;

- All related ancillary, support and Mechanical/Electrical equipment spaces for each area; Roof-level Play Area, PE equipment space(s), and hard courts; Ground-level service drive(s) and drop-off(s); and all required on-site and off-site improvements;
- One level of 10 Workforce Housing units with independent entrance, exits, safety-to-life systems and utilities (including mechanical and electrical systems, water, sewer and communication services);
- One level of workforce housing parking with independent entrance(s) and exit(s); and
- Roof-level penthouse for HVAC System Chillers.

A/E Scope of Services:

The A/E will be required to provide full design and construction administration services and may include other services as requested by the Board and will coordinate with District departments and regulatory agencies including but not limited to Maintenance, the BCC, Miami-Dade County, etc. as required.

All design and construction shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida Statutes and M-DCPS Design Standards and District policies. Passive design elements and low-energy usage features shall be incorporated in the design and construction of the new facility.

This project shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

The residential component shall be in compliance with U.S. Department of Housing & Urban Development (HUD), Uniform Federal Accessibility Standards (UFAS) and Miami-Dade County requirements for design and construction of affordable and/or workforce housing units.

Construction Delivery Method:

The Construction Management at-Risk delivery method has been selected for this project. However, the Board reserves the right to utilize an alternative delivery method, if deemed to be in the best interest of the Board. Project construction shall comply with Davis-Bacon Act.

Office of Economic Opportunity (OEO) Review:

M-DCPS' OEO staff established the SBE/MBE and M/WBE certification status of the prime firm and each sub-consultant and verified the existence of a Memorandum of Understanding outlining roles and responsibilities, as follows:

LIST OF M-DCPS OEO CERTIFICATIONS						
PRIME FIRM: ZI is not M-DCPS-certified as M/WBE or SBE/MBE						
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT	NOT CERTIFIED SBE/MBE OR M/WBE
SGM Engineering, Inc.	Electrical Engineer	Asian-American 2-11-2022	10.0%	-	-	-
SGM Engineering, Inc.	Mechanical Engineer	Asian-American 2-11-2022	6.0%	-	-	-
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	African-American 4-15-2020	8.0%	MBE Tier 2 4-15-2020	7.0%	-
Ross Engineering, Inc.	Civil Engineer	Women 8-30-2022	2.0%	SBE Tier 1 8-30-2022	1.0%	-
Laura Llerena & Associates, Inc.	Landscape Architecture	Hispanic-American 6-7-2020	-	MBE Tier 1 6-7-2020	1.0%	-
The Bosch Group, Inc.	Cost Estimator	Hispanic-American 6-28-2022	-	MBE Tier 1 6-28-2022	2.0%	-
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:		M/WBE: 26.0%		SBE/MBE: 11.0%		0%

Construction Cost Estimate: \$24,303,677

Project Schedule:

ZI has agreed to the following A/E's document submittal schedule:

- Phase I - Schematic Design March 30, 2020
- Phase II - Design Development 100% complete June 5, 2020
- Phase III - Construction Documents 100% complete August 28, 2020

Note: Phases II and III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than April 23, 2020.

Construction milestone dates:

- Board Award - Guaranteed Maximum Price (GMP) February 2021
- Construction - Substantial Completion May 2022
- Final Completion/Occupancy by: August 2022

Terms & Conditions:

1. Basic Services Fees:

ZI has agreed to a lump sum fee for Basic Services of \$1,425,000 which represents approximately 5.86% of the Construction Budget of \$24,303,677. This Basic Services fee includes all required services, consultants and development of deductive bid alternate in order to comply with the project schedule and budget, unless noted otherwise as Supporting Services fees. Basic Services fees shall be paid based on completion of the following listed phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	15.0%	\$213,750
Phase II - Design Development, 100% (complete/accepted by M-DCPS)	20.0%	\$285,000
Phase III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	30.0%	\$427,500
Phase IV - Bid/Award	2.0%	\$28,500
Phase V - (A) Construction Administration	28.0%	\$399,000
Phase V - (B) Punch List/Closeout	4.0%	\$57,000
Phase VI - Warranty	1.0%	\$14,250
TOTAL BASIC SERVICES FEE:	100%	\$1,425,000

2. Supporting Services Fees:

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

- a) Additional Site Visits: A maximum of 260 additional site visits at a flat fee of \$250/site visit \$65,000
- b) Threshold Inspections: A maximum of 400 site visits at a flat fee of \$250/site visit \$100,000
- c) On-Site Architectural Representative: \$10,000 per month x 1.7 provisional multiplier x 18 months \$306,000
- d) Alternate parking design to create deductive bid alternate (Not-to-Exceed) \$125,000
- e) Third Party Enhanced Commissioning (Not-to-Exceed) \$60,000
- f) LEED Certification Administrative Process (Not-to-Exceed) \$35,000

g) LEED Energy Model required for LEED Certification (Not-to-Exceed)	\$10,000
h) Project Acceleration Fee to meet accelerated design schedule (Not-to-Exceed)	\$67,500
i) Fast-Track Earthwork Package - prior to completion of design (Not-to-Exceed)	\$82,500
j) Deep Foundation Design - specialty foundation system engineering (Not-to-Exceed)	\$20,000
k) Water-proofing Consultant (Not-to-Exceed)	\$20,000
l) Life-Safety Consultant (Not-to-Exceed)	\$25,000
m) Food Services Consultant (Not-to-Exceed)	\$20,000
n) Facility Programming Validation (Not-to-Exceed)	<u>\$2,500</u>
Total Supporting Services Fees:	\$938,500

3. Other Terms & 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 \$135/hour for the Architect, and \$135/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.40 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation, for assignment of technical personnel housed in places other than A/E's offices, is limited to 1.70 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1,000,000 Professional Liability Practice Policy with a maximum deductible of \$50,000, Workers' Compensation/Employer's Liability Insurance, Commercial General Liability Insurance, and Automobile Liability Insurance, all as specified in the Agreement;
- 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;
- The A/E is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commission.

Project Funding:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
301000	563000	1532100	28580000	740000	01777200
370000	563000	1532100	28580000	740000	01777200

Prior Commissions:

The Board has commissioned ZI for the following services within the last three years:

- A/E of Record for Partial GOB funded New K-8 Center - Phase I Grades K-5 (a reuse of State School "M-1"), Project Number 01845900
Date of Commission: 4/25/18

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for ZI is 3.17 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 4th quarter of 2017).

Principal:

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

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Zyscovich, Inc., as Architect/Engineer of Record for New School Facility - Grades 6-8 and Workforce Housing (Brickell Area), located at the northeast corner of the intersection of SW 3 Avenue and SW 10 Street, Miami, Florida 33130, Project Number 01777200, as follows:

- 1) a lump sum fee of \$1,425,000 for A/E Basic Services; and
- 2) supporting services and fees, project scope and all terms and conditions as set forth in the Agreement and the body of the agenda item.

NAD:AB