

Business Operations  
Facilities Operations and Legislative Support  
Suzanne A. Marshall, Administrative Director

**SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., TO PERFORM ARCHITECTURAL/ENGINEERING SERVICES FOR THE ADDITIONS, REMODELING, RENOVATIONS, AND REPLACEMENT PROJECT AT MIAMI BEACH SENIOR HIGH SCHOOL. PROJECT NOS. A0795; A0795A**

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

The firm of Zyscovich, Inc., was commissioned on March 14, 2001, to provide services for the Miami Beach High School project.

Project Scope - The initial phase of work to provide a final scope definition program for the additions, remodeling and renovations project at Miami Beach Senior High School, has been finalized, pending approval from the Department of Education (DOE) for the School Infrastructure Thrift (SIT) program. Upon completion of building evaluations and cost analysis, a recommendation was made to seek permission from the DOE to replace those buildings that were very costly to renovate. A study, referred to as a Castaldi Analysis, was performed and submitted to DOE for their review and approval. The study revealed that it would be less costly for the District to demolish and replace some of the existing buildings at the school site that would have required extensive remodeling and renovation. On March 5, 2002, the DOE approved the demolition and replacement of most of the existing buildings, with the exception of Building No. 1 (administration), Building No. 12 (classrooms), Building No. 13 (business), and Building No. 14 (science). The project will include:

- New classrooms, with vocational spaces wing to house approximately 2,300 students.
- New cafeteria/ kitchen and related spaces.
- New media center and related spaces.
- New gymnasium and related spaces.
- New auditorium and related spaces.
- New bus drop off, parent drop off, and parking areas.
- Remaining facilities to be remodeled and renovated for compliance with the Americans with Disabilities Act and Safety-to-Life requirements.

Facilities List and Survey - This project will require a unique facilities list and submission of a revised survey recommendation to the Department of Education for approval, due to the limitations of developing new facilities on an existing school site.

Site Waiver - The new addition and replacement will be located at the existing school site. The existing school has a total of 19.57 acres. In order for the site to accommodate a high school with a combined survey recommended capacity of 3000, a site exception must be approved. The site is currently 19.43 acres under the site size recommended by the Department of Education. REVISED

Fees - Negotiations with Zyscovich, Inc., for the balance of the architectural services covering the design and construction phases have been completed.

The negotiated lump sum fee for basic services is \$2,263,576, with an estimated construction cost of \$36,716,000. This fee represents 6.16% of the construction cost. The lump sum fee includes the following services: architectural and engineering services, cost estimating, phasing drawings for construction, and printing cost.

Supplemental additional lump sum fees beyond basic services were negotiated as follows:

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| • Theater/Acoustical Consultant  | \$ 30,000 |
| • Food Service Consultant  | \$ 14,500 |
| • Traffic Consultant   | \$ 18,300 |
| • Reproduction of Board requested documents  | \$ 52,800 |
| • At the Board's option, a full time construction project representative, at a 1.70 multiplier, for the duration of the construction process | \$300,000 |
| • Threshold inspector  | \$115,000 |
| • Project insurance policy Limits \$1,000,000 / \$25,000 deductible the firm shall be reimbursed a maximum of                                | \$ 95,335 |
| • At the Board's option, 372 site visits for the duration of the construction project  | \$ 93,000 |

The multiplier for hourly compensation is limited to 2.45 for extra work.

Fund Source

Fund 0397  
Program 2636  
Location 7201

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

Supplemental information will be submitted to the Board under separate cover.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, commission the firm of Zyscovich, Inc., to perform the architectural/engineering services for the additions, remodeling, renovations and replacement project at Miami Beach Senior High School, Project Nos. A0795, A0795A, with an estimated construction cost of \$36,716,000 for the following considerations and approve:

- 1) a revised facilities list to accommodate the program;
- 2) a site exception of 19.43 acres to provide a high school with a combined survey recommended capacity of approximately 3000 student stations on an existing site of 19.57 acres;
- 3) lump sum fee of \$2,263,576, which represents a 6.16% of the construction cost;
- 4) additional lump sum fees were negotiated as follows: a) \$30,000 for a theater/acoustical consultant; b) \$14,500 for a food service consultant; c) \$18,300 for a traffic consultant; d) \$52,800 for reproduction of Board requested documents; e) at the Board's option, the firm will provide a full time on-site representative for the duration of construction at a fee of \$300,000; f) \$115,000 for threshold inspections; and g) at the Board's option, the firm will provide 372 site visits at a fee of \$93,000 for the duration of construction;
- 5) the multiplier for hourly compensation was limited to 2.45 for extra work; and
- 6) the firm will maintain at least a \$1,000,000 project specific Professional Liability insurance policy, for which the firm shall be reimbursed a maximum of \$95,335.

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