

Office of School Facilities
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF ZYSCOVICH, INC. AS ARCHITECT/
ENGINEER OF RECORD FOR REMODELING AND RENOVATIONS
AT 1220 NW 1st AVENUE, HOMESTEAD, FOR STATE SCHOOL
"SSS-1", A NEW SENIOR HIGH SCHOOL MEDICAL ACADEMY
FOR SCIENCE & TECHNOLOGY
PROJECT NO. 00373300**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

**LINK TO
STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY**

Introduction

In December 2007 a solicitation was published to competitively select an Architectural/Engineering (A/E) firm to provide master plan/programming and full architectural/engineering design and construction administration services to retrofit an existing three-story building on a 3.76 acre site at 1220 NW 1st Avenue in Homestead, Florida (formerly known as Homestead Hospital) for State School "SSS-1". Twenty-eight firms applied and of those, ten were short-listed. These firms made presentations, were interviewed and subsequently ranked by the A/E Selection Committee, as follows:

1. Zyscovich, Inc.
2. The Architectural Partnership, Inc.
3. Corzo, Castella, Carballo, Thompson, Salman, P.A.
4. Wolfberg Alvarez & Partners
5. Rodriguez and Quiroga Architects Chartered
6. HADP Architecture, Inc.
7. Post Buckley Shuh & Jernigan
8. Perkins + Will Architects
9. HKS Architects, Inc.
10. ACAI Associates, Inc.

Delivery Method

Based on the project's occupancy timeline, aggressive schedule, complexity and required field investigations staff recommends that this project be executed using the Construction Management (CM) at-Risk delivery method. The District will select a CM at-Risk firm through a competitive Request for Qualifications solicitation process (for the main project).

The A/E Selection Committee was composed of the following individuals:

Committee Members

Ruben Garcia, Director
Raul Perez, Executive Director
Silvia Gonzalez, Architect
Janet Kelly, Executive Director
Octavio Suarez, Analyst III

Representing

Office of the Superintendent
School Facilities - Capital
School Facilities - Adv. Planning
School Facilities - Capital
A/E Selection & Negotiations

Negotiations with Zyscovich, Inc. (Zyscovich) have been successfully concluded and the firm has agreed to provide full A/E services as follows:

Project Scope

This will be a phased project with an aggressive schedule that includes, but is not limited to, the following:

To convert a three-story facility (approximately 103,000 sq. ft.) into a state of the art senior high school medical academy for science & technology. This facility will be remodeled and renovated to accommodate approx. 820 senior high student stations. As a minimum, this school will contain academic classrooms, biology, chemistry & physics labs, practical experience labs (such as, pharmaceutical, bio-medical sciences and physical therapy labs), skills labs, multipurpose space, media center, administration, dining/food service areas, support spaces, bus and parent drop-offs, parking, a hardcourt and all related on-site and off-site utility improvements/new components. The conversion from a former hospital to a high school may require new systems and/or major modifications to the facility's mechanical/electrical/plumbing (MEP), safety-to-life and energy systems, as well as a detailed construction multi-phase plan. Extensive coordination and cooperation with consultants, school administration, district offices and CM at-Risk firms will be required.

- a. Demolition - Pullout Package (via CM at-Risk Miscellaneous)
Demolition of interior partitions, ceilings, selective MEP systems, Life safety systems, and related equipment necessary to accommodate the requirements of the educational program and facilities list. This work may be limited to the 1st & 2nd floors and will be performed with a CM at- Risk Miscellaneous firm. The 3rd floor may be affected by this work (see Phasing, below).
- b. Remodeling/Renovations (via Main CM at-Risk firm)
 - Part A: Provide for +/- 300 student stations to occupy the 2nd floor for August 2011. This phase will include academic classrooms, two laboratories, temporary media center, administration and food distribution spaces, related support spaces, limited site work and related building shell renovations. A roof patio will be considered as a deductive alternate.

- Part B: Provide for +/- 520 student stations to occupy the 1st floor. This phase will include all required remaining core and educational spaces and site improvements to complete the entire final facility. A "green roof" will be considered as a deductive alternate.
- General re-roofing of the building will be performed by M-DCPS maintenance department.
- The US Green Building Council, Leadership in Energy & Environmental Design (LEED) for Schools rating system will be used as a guideline for design and construction.

c. Phasing:

- To achieve this project, several construction phases will be required. The Demolition will have to be completed prior to Guaranteed Maximum Price (GMP) award of Parts A & B. In addition, development of a Long Lead Item package may be required in order to acceleration the construction process. In this case, direct purchased of the long lead items package would be made by M-DCPS prior to winter break.
- Due to the extreme time limitations to complete Part A for occupancy by August 2011, it will be necessary to request a GMP for Part A with 100% complete construction documents; however, Part B will be developed to 80% complete construction documents. Once Part B documents are 100% complete and Building Code Consultant (BCC)-approved the Board may, at its sole option, direct the CM at-Risk to provide a new GMP proposal for Part B.
- Should all, or part, of the 3rd floor not be required to accommodate the educational program for this facility; a feasibility study will be conducted to determine whether the existing spaces and utilities can be maintained for future revenue-generating and/or partnership opportunities.

Construction Budget \$9,000,000

Schedule

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

<u>Documents:</u>	<u>Due no later than:</u>
Concept/Programming Validation/Phasing/As-built development:	August 16, 2010
Phase I Schematic Design/System Verification:	September 7, 2010
Demolition Package:	September 9, 2010
Phase II/III (100% Part A and 80% Part B const. documents):	November 18, 2010
Long Lead Item Package (if required):	October 11, 2010
Phase II/III (100% Part B Const. Documents):	February 17, 2011

- Project construction milestone dates are as follows:

Demolition Package GMP – Notice to Proceed:	October 14, 2010
GMP Award (100% Part A & 80% Part B):	January 12, 2011
Substantial Completion (Part A):	June 21, 2011
Occupancy (Part A):	August 5, 2011
GMP Award (Rebid of Part B with 100% documents– at the option of the Board):	April 21, 2011
Substantial Completion (Part B):	October 12, 2011
Occupancy (Part B):	November 28, 2011

Terms & Conditions

A. Basic Services Fees:

Zyscovich, Inc. has agreed to a lump sum fee for Basic Services of \$651,600 which represents approximately 7.24% of the Construction Budget of \$9,000,000. This fee includes all required services, consultants, coordination and phasing of demolition and construction documents in order to comply with the project schedule. Basic Services fees shall be paid based on completion and M-DCPS acceptance of the phases listed below:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted)	15%	\$97,740
Phase II/III - Design Dev. / Const. Docs (Part A: 100% & Part B: 80%) BCC-Approved	30%	\$195,480
Phase II/III - Design Dev. / Const. Docs (Part B: 100%) BCC-Approved	18%	\$117,288
Phase IV - Bid/Award (Part A: 2.5% & Part B: 2.5%)	5%	\$32,580
Phase V - (A) Construction Administration (phased)	27%	\$175,932
Phase V - (B) Punch List/ Closeout	4%	\$26,064
Phase VI - Warranty/Post Occupancy	1%	\$6,516
TOTAL BASIC SERVICES FEE:	100%	\$651,600

B. Supporting Services Fees:

1) Concept/Scope Validation (complete/accepted)	\$15,000
2) Phasing Plan/Accelerated Schedule (complete/accepted)	\$25,000
3) Demolition Package (complete/BCC-approved)	\$15,000
4) Long Lead Item Package, if required *(direct purchased by M-DCPS)	\$10,000
5) Food Service Consultant	\$12,000
6) Existing Conditions/System Verification/As-builts	\$30,000
7) 3 rd Floor Feasibility Study (complete/accepted) *	\$8,000
8) Site Visits: Zyscovich, Inc. and Designated Specialists will provide a maximum of 100 additional site visits at a flat fee of \$225/visit, Not to Exceed (NTE) *	\$22,500
9) Threshold Inspections 10 at \$250/visit (if required), NTE *	\$2,500
Total Supporting Services Fee, NTE:	\$140,000

* Services require prior written authorization by Board-designee

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;
- To the extent possible, printing of the project manuals will be accomplished using in-house resources. Cost of other printing will be reimbursed by the Board on a direct cost basis, per conditions stipulated in the A/E Agreement;
- The Principals' rates are set at \$112.50/hour for the Architect, and \$112.50/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.21 for any additional services approved by the Board;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$50,000;
- 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 Funding

Fund: 384000; Object: 563000; Location: 1704000; Program: 28490000; Function: 740000

Prior Commissioning & Performance Evaluation

- The Board has commissioned Zyscovich, Inc. for following projects and/or services within the last three years:

New State School TT-1 Gateway Environmental K-8 Learning Center (to serve Homestead's Educational Facilities Benefits District), a re-use of K-8 prototype, Project No. A01106

- A/E Services
- Date of Re-Commission: 8-30-07

- The most recent overall performance evaluation score issued by staff to Zyscovich, Inc. was for the quarter ending December 31, 2009. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.93.

Principal

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, 27th Floor, Miami, Florida 33132.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Zyscovich, Inc., as Architect/Engineer of Record for Remodeling and Renovations at 1220 NW 1st Avenue, Homestead, for State School "SSS-1" a new senior high school medical academy for science & technology, Project No. 00373300 as follows:

- 1) a lump sum fee of \$651,600 for A/E Basic Services; and
- 2) the Project Scope and all Terms and Conditions as set forth in the body of the agenda item.

NAD:OS:os