

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

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., AS ARCHITECT/ENGINEER OF RECORD FOR THE NEW CHARTER ELEMENTARY SCHOOL AT DOWNTOWN DORAL, LOCATED AT THE SOUTHEAST CORNER OF NW 53RD STREET AND NW 84TH AVENUE, DORAL, FLORIDA 33178 PROJECT NO. 01224800

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In February 2013, a solicitation was issued for an Architect/Engineer of Record (A/E) firm to provide full architectural/engineering design and construction administration services for the New Charter Elementary School at Downtown Doral (Project). Eighteen firms applied and eight firms were short-listed. On May 28, 2013, one firm, Rizo Carreño & Partners, withdrew from the interviews. The remaining seven firms were interviewed and ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Wolfberg Alvarez & Partners* (See Note 1 below)
2	Zyscovich, Inc.
3	Silva Architects, LLC*
4	Song + Associates/Alleguez Architecture, Joint Venture*
5	Laura M. Perez & Associates, Inc.*
6	SR Architects, PA *
7	Rodriguez Architects, Inc.*

*Firm holds a current M-DCPS M/WBE Certificate

Note 1. Because Wolfberg Alvarez and Partners, Inc., did not submit a valid Local Business Affidavit of Eligibility, the second highest-ranked firm, a qualified local vendor, was selected to negotiate.

The Selection Committee was composed of the following individuals:

Committee Members

Gus Minguez, Sr. Project Manager
Codina

Armando Ubals, Executive Director

Lourdes Mendez-Lopez, Sr. Project Manager

Mahmoud Zolfaghari, Supervisor II

Sharon Grau-Kramer, Asst. Director

Representing

Superintendent of Schools

M-DCPS Office of School Facilities

M-DCPS Office of School Facilities

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M-DCPS A/E Selection & Negotiations

A representative of the Office of the Inspector General attended the interviews and scoring tabulations. Assisting with the interview scoring and tabulations was a representative of the Office of Management and Compliance Audits.

Negotiations with Zyscovich, Inc., (ZI), have been successfully concluded and the firm has agreed to provide program validation, final scope definition, and full A/E design and construction administration services, as follows:

Project Description and Scope

- The project Scope includes, but is not limited to, a new (+/-) 72,000 SF pre-kindergarten through 5th grade school for 840 student stations on a 3.42 acre ready-to-build site in downtown Doral. The school shall include instructional classrooms, administrative offices, dining/multipurpose room, serving area, all related ancillary spaces, art patio, PE shelter, tot lot, service drive, hard court, playfield, drop-offs, staff and visitor's parking, all required on-site and off-site utilities and improvements.
- The charter school shall comply with the Florida Building Code, pursuant to chapter 553, and the Florida Fire Prevention Code, pursuant to chapter 633 and is exempt from the State Requirements for Educational Facilities.

Construction Budget: \$10.0 Million (Project will be funded by the Charter School)

Project Schedule:

ZI has agreed to the following document submittal schedule:

- Programming, Scope Validation, and Project Phasing Plan: August 23, 2013
- Phase I - Schematic Design: September 23, 2013
- Phase - II/III Construction Documents 50% complete: October 31, 2013
- Phase - II/III Construction Documents 100% complete: January 6, 2014

Due to the fact that the proposed school is to be built on a clean, vacant site, that the level of unknown conditions is minimal and that the current construction market is still competitive, the recommended delivery method for the project is conventional hard bid. Project construction milestone dates are as follows:

- Board Award to General Contractor:
- Construction - Substantial Completion by:
- Occupancy by:

May 2014
 mid-June 2015
 mid-August 2015

Terms & Conditions

A. Basic Services Fees:

ZI has agreed to a lump sum fee for Basic Services of \$600,000 which represents approximately 6.00 % of the Construction Budget of \$10 million. This fee includes all required services, consultants and phasing of construction documents in order to comply with the project schedule, unless noted otherwise as supporting services. 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)	10%	\$ 60,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$150,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	29%	\$174,000
Phase IV - Bid/Award	2%	\$ 12,000
Phase V - (A) Construction Administration	29%	\$174,000
Phase V - (B) Punch List/ Closeout	4%	\$ 24,000
Phase VI - Warranty/Post Occupancy	1%	\$ 6,000
TOTAL BASIC SERVICES FEE:	100%	\$600,000

B. Supporting Services Fees:

- 1) Program Validation and Final Scope Definition, Lump Sum Fee: \$ 24,000

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

- 2) Additional Site Visits: A maximum of 120 additional site visits at a flat fee of \$225/site visit, not-to-exceed: \$ 27,000
- 3) Traffic Engineering Consultant, not-to-exceed: \$ 15,000
 (at cost x 1.06)

Total Supporting Services Fees, Not-to-Exceed: \$ 66,000

C. 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 \$112.50/hour for the Architect, and \$112.50/hour for the Designated Specialists, for Board-authorized additional services;
- The standard and provisional multipliers for hourly compensation are limited to 2.21 and 1.53, respectively, for any additional services approved by the Board;
- The A/E shall maintain no less than a \$2 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;
- The project will conform to M-DCPS' Design Standards (Design Criteria, Master Specifications Guidelines, Educational Specifications, FF&E List and Board-approved Facilities List).
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Project Funding

Fund: 391000; Object 563000; Location: 1982100; Program: 10770000; Function: 740000

Prior Commissioning & Performance Evaluation

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

- Architect of Record for Remodeling & Renovations for New Senior High - Medical Academy for Science & Technology, Project No. 00373300
Full A/E Services
Date of Commission: 08/04/10

The most recent overall performance evaluation score issued by staff to ZI was for the quarter ending December 2012. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.86.

Principal

The Principal/Owner designated to be directly responsible to the Board for ZI 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 the New Charter Elementary School at Downtown Doral, located at the Southeast corner of NW 53rd Street and NW 84th Avenue, Doral, Florida 33178, Project No. 01224800, as follows:

- 1) a lump sum fee of \$600,000 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:SGK:sgk