

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

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., AS ARCHITECT/ENGINEER OF RECORD FOR GENERAL OBLIGATION BOND FUNDED PROTOTYPE REPLACEMENT PROJECTS AT FREDERICK DOUGLASS ELEMENTARY SCHOOL, LOCATED AT 314 NW 12 STREET, MIAMI, FLORIDA 33136, PROJECT NO. 01138500, AND BUNCHE PARK ELEMENTARY SCHOOL, LOCATED AT 16001 BUNCHE PARK SCHOOL DRIVE, MIAMI GARDENS, FLORIDA 33054, PROJECT NO. 01329500

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC FRAMEWORK: FINANCIAL EFFICIENCY/STABILITY

Introduction

In June 2014, a solicitation was published to competitively select an Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded Prototype Replacement Projects at Frederick Douglass Elementary School and Bunche Park Elementary School.

Seventeen (17) firms responded to the solicitation; two (2) firms were not evaluated due to incomplete submittals; fifteen (15) firms were evaluated, and six (6) firms were short-listed to compete for the projects. On August 25, 2014, the six (6) short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Zyscovich, Inc. (ZI)
2	Wolfberg Alvarez & Partners, Inc. ^(a)
3	KVH Architects, P.A. ^{(a)(b)}
4	Rodriguez Architects, Inc. ^{(a)(b)}
5	SR Architects, P.A. ^{(a)(b)}
6	Rodriguez & Quiroga, Architects Chartered ^(a)

Notes: (a) Prime firm holds a current M-DCPS Minority/Women Business Enterprise (M/WBE) Certificate

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

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

Selection

Zyscovich, Inc. (ZI), was ranked #1 by the Selection Committee. Therefore, negotiations with the firm were conducted for the Prototype project at Frederick Douglass Elementary School, and the first re-use of the Prototype at Bunche Park Elementary School. Negotiations were successfully concluded, including fees for future re-uses of the Prototype. ZI has agreed to provide program validation/final scope definition, and full A/E design and construction administration services, as follows:

General School Information, Project Scopes and A/E Services:

Frederick Douglass Elementary School:

- The project scope includes, but is not limited to, demolition and replacement of the existing elementary school consisting of 4 permanent buildings (single-story and two-story buildings constructed in 1953 & 1958) and covered walkways with a total of 55,011 GSF.
- The replacement elementary school shall be developed as a new (+/-) 33,527 GSF prototype for pre-kindergarten through 5th grade to house 276 student stations on the existing 3 acre site. The school shall include instructional classrooms (for pre-kindergarten, kindergarten, primary and intermediate), music/art, media center, administration/student services, dining/multipurpose room, kitchen/serving area, all related ancillary and support spaces, PE shelter with storage, primary play area, playground equipment area, hard courts, playfield, service drive, drop-offs, staff and visitor's parking, and all required on-site and off-site improvements.
- The school shall comply with the Florida Building Code, the Florida Fire Prevention Code, State Requirements for Educational Facilities and District standards.
- A/E services include program validation, full A/E services and may include other services as required by the Board.

Bunche Park Elementary School:

- The project scope includes, but is not limited to, demolition and replacement of the existing elementary school consisting of 5 permanent single story buildings and covered walkways with a total of 55,284 GSF (and portables). The buildings were constructed in the 1950s and 1960s.
- The replacement elementary school shall be a reuse of the prototype developed for Frederick Douglass Elementary School with modifications to include exceptional education self-contained classrooms and site adapted for Bunche Park Elementary School (total of +/- 39,517 GSF). This pre-kindergarten through 5th grade new school shall house 354 student stations on the existing 8 acre occupied site. The existing school shall remain occupied until the new school is constructed.
- The school shall comply with the Florida Building Code, the Florida Fire Prevention Code, State Requirements for Educational Facilities and District standards.

- A/E services include program validation, full A/E services and may include other services as required by the Board.

The projects must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campuses. New construction shall be designed and constructed to meet the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) for Schools rating system.

Construction Delivery Method

In accordance with M-DCPS' Construction Delivery Method Matrix, both Frederick Douglass Elementary School and Bunche Park Elementary School will be competitively bid.

Office of Economic Opportunity (OEO) Review

M-DCPS OEO staff reviewed the SBE/MBE and M/WBE certification status of all team members and verified the existence of a Memorandum of Understanding for each team member outlining roles and responsibilities, as follows:

FIRM NAME (SUB-CONSULTANT)	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY	SBE/MBE CERTIFICATION CATEGORY	GOAL (%) COMMITMENT
Gartek Engineering Corporation	Electrical Engineer	HM	SBE Tier II	11.0%
Gartek Engineering Corporation	Mechanical Engineer	HM	SBE Tier II	11.0%
DDA Engineering, PA	Structural Engineer	HM	N/A	N/A
Ross Engineering, Inc.	Civil Engineer	WF	SBE Tier I	7.0%
Curtis + Rogers Design Studio	Landscape Architect	HF	SBE Tier I	3.0%
TOTAL PARTICIPATION (M-DCPS Mandatory Goal <u>10</u> %)				<u>32.0%</u>

Legend:

- HM - Hispanic American Male
- HF - Hispanic American Female
- WF - White Female
- SBE - Small Business Enterprise

Construction Budgets:

Frederick Douglass Elementary School: \$5,153,187
 Bunche Park Elementary School: \$5,324,868

Project Schedule:

ZI has agreed to the following time-sensitive document submittal schedule for both projects:

- Program Validation/Final Scope Definition Report: October 28, 2014
- Phase I - Schematic Design: December 15, 2014
- Phase - II/III Construction Documents 50% complete: February 13, 2015
- Phase - II/III Construction Documents 100% complete:
 - Frederick Douglass Elementary School: March 16, 2015
 - Bunche Park Elementary School: March 30, 2015

Project construction milestone dates are as follows:

- Board Award - GMP: September 2015
- Construction - Substantial Completion by: October 2016
- Occupancy/Acceptance by: December 2016

Terms & Conditions

A. Basic Services Fees: Frederick Douglass Elementary School - ZI has agreed to a lump sum fee for Basic Services of \$325,000, which represents approximately 6.31% of the Construction Budget, \$5,153,187. This fee includes all required services, consultants, demolition plans, 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 in Schedule A:

SCHEDULE A - BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$32,500
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25%	\$81,250
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building)	27%	\$97,500
Phase IV - Bid/Award	3%	\$6,500
Phase V - (A) Construction Administration	30%	\$91,000
Phase V - (B) Punch List/ Closeout	4%	\$13,000
Phase VI - Warranty/Post Occupancy	1%	\$3,250

TOTAL BASIC SERVICES FEE:	100%	\$325,000
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B. Supporting Services Fees: Frederick Douglass Elementary School:

- 1) Program Validation and Final Scope Definition Report, Lump Sum Fee (complete and accepted by M-DCPS): \$ 15,000

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 per discipline, not-to-exceed: \$ 27,000
- 3) Traffic Study, not-to-exceed: (at actual cost x 1.06) \$ 8,000

Total Supporting Services Fees, Not-to-Exceed: \$50,000

C. Basic Services Fees (reuse): Bunche Park Elementary School - ZI has agreed to a lump sum fee for Basic Services of \$200,000, which represents approximately 3.75% of the Construction Budget, \$5,324,868. This fee includes all required services, consultants, demolition plans, 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 in Schedule B:

SCHEDULE B - BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (complete/accepted by M-DCPS)	10%	\$20,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	16%	\$32,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	16%	\$32,000
Phase IV - Bid/Award	4%	\$8,000
Phase V - (A) Construction Administration	47%	\$94,000
Phase V - (B) Punch List/ Closeout	5%	\$10,000
Phase VI - Warranty/Post Occupancy	2%	\$4,000
TOTAL BASIC SERVICES FEE:	100%	\$200,000

D. Supporting Services Fees: Bunche Park Elementary School:

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| 1) Program Validation and Final Scope Definition Report,
Lump Sum Fee (to be paid upon acceptance by M-DCPS): | \$ 12,000 |
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The following services require prior written authorization by the Board's designee:

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|---|-----------------|
| 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 Study, not-to-exceed:
(at actual cost x 1.06) | <u>\$ 8,000</u> |

Total Supporting Services Fees, Not-to-Exceed:	\$47,000
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E. Other Terms & Conditions:

- 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 Sub-Consultants, for Board-authorized additional services;
- Future Re-Use Fees shall be calculated as stipulated in the A/E Agreement.
- The standard 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, Worker's Compensation/Employers Liability Insurance, Comprehensive General Liability and Comprehensive Auto Liability Insurance.
- 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;
- Mandatory SBE/MBE Utilization Goal for Sub-Consultants (Designated Specialists) is 10%. The A/E is required to submit a monthly report to the OEO documenting compliance with the Utilization Goal; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commissioning.

Selection Committee

The Selection Committee consisted of the following individuals:

<u>Committee Members</u>	<u>Representing</u>
Dr. Irma Becerra-Fernandez, Vice President, Office of Engagement, Florida International University	Superintendent of Schools
Meriel Seymore, ABC Committee Member Community Representative	Superintendent of Schools
Brian A. Williams, Economic Opportunity Development Officer	M-DCPS Office of Economic Opportunity
Mario Gonzalez-Pola, Negotiations Manager, Parsons Brinckerhoff	M-DCPS Office of School Facilities
Wilfredo Sabater, Coordinator III, CIP	M-DCPS Office of School Facilities
Blanca Bazan, Project Manager II Parsons Brinckerhoff	M-DCPS Office of School Facilities

A representative of the Miami-Dade County Inspector General's Office observed the interviews; and a representative of M-DCPS' Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. A representative of M-DCPS A/E Selection & Negotiations acted as Facilitator (non-voting) for the interviews and as Chief Negotiator during negotiations.

Project Funding - GOB

Frederick Douglass Elementary School:

Fund: 351000; Object: 568000; Location: 1136100; Program: 19500000; Function: 740000

Bunche Park Elementary School:

Fund: 351000 Object: 563000; Location: 1064100; Program: 18750000; Function: 740000

Prior Commissioning & Performance Evaluation

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

A/E of Record for New Charter Elementary School at Downtown Doral

A/E Services

Date of Commission: July 17, 2013

Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term, with extensions at the option of the Board

A/EPC Services

Date of Commission: August 6, 2014

The most recent overall performance evaluation score issued by staff to ZI was for the quarter ending March 2014. Based on a performance scale of 1-5 (low to high), the firm received a score of 3.87.

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 General Obligation Bond funded Prototype Replacement Projects at Frederick Douglass Elementary School, located at 314 NW 12 Street, Miami, Florida 33136, Project No. 01138500, and Bunche Park Elementary School, located at 16001 Bunche Park School Drive, Miami Gardens, Florida 33054, Project No. 01329500, as follows:

- 1) a lump sum fee of \$325,000 for A/E Basic Services at Frederick Douglass Elementary School;
- 2) a lump sum reuse fee of \$200,000 for A/E Basic Services at Bunche Park Elementary School; and
- 3) 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:ef