

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

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC. AS THE ARCHITECT/ENGINEER OF RECORD FOR PARTIAL REPLACEMENT AND RENOVATIONS AT MIAMI PALMETTO SENIOR HIGH SCHOOL, LOCATED AT 7460 SOUTHWEST 118 STREET, PINECREST, FLORIDA 33156, PROJECT NUMBER 01516900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction

In June 2016, Request for Qualifications (RFQ) 137 was published to competitively select an Architect/Engineer of Record (A/E) for a partial General Obligation Bond (GOB) funded Partial Replacement & Renovations at Miami Palmetto Senior High School, located at 7460 Southwest 118 Street, Pinecrest, Florida 33156.

Nine firms responded to the solicitation. Two firms were not evaluated due to incomplete submittals; seven firms were evaluated, and all seven firms were invited to interview for the project. On September 2, 2016, all seven firms interviewed and were subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Zyscovich, Inc.
2	Silva Architects, L.L.C. ^(a)
3	HKS Architects, Inc.
4	M.C. Harry & Associates, Inc.
5	SBLM Architects, P.C.
6	Rodriguez & Quiroga Architects Chartered
7	Palenzuela & Hevia Design Group, Inc. ^(b)

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

This RFQ included a mandatory SBE and/or MBE Sub-consultant Utilization Goal of 25% for the project, and voluntary Sub-consultant Aspirational Goals of 5% African-American and 5% Women, as determined by the M-DCPS Goal Setting Committee.

Selection

Zyscovich, Inc., (ZI) was ranked number one, and in accordance with the "Procedures for the Selection of Architects and Engineers", Pilot Program Revision September 3, 2015, was selected to negotiate. Negotiations with ZI were successfully concluded and based upon the Scope Definition Program by Silva Architects, L.L.C., (accepted by M-DCPS in August 2016), ZI will provide full A/E design and construction administration services, as follows:

Project Scope:

The existing school will be partially replaced and many of the remaining buildings will undergo major renovations and remodeling to provide a new state of the art high school. The project will include approximately 134,000 sf of new construction. The final campus will house a total of 3,056 Student Stations (a net increase of 101 Student Stations).

The preliminary scope of work and phases include, but are not limited to, the following:

Phase 1

- Demolition of 8 portables, related covered walkways, 3 Hard courts, and S.E. Parking Lot; and
- New multi-story 99,900 sf building with General Purpose Classrooms, Skills Labs, Vocational Labs, Administration, all required MEP systems, related support spaces, covered walkways, new Parking Lot #1 and related landscaping.

Phase 2

- Demolition of Buildings 01 (Administration & Classrooms), 02 (Classrooms), 12 (Mechanical), 14 (Storage) and related covered walkways;
- New one-story 20,600 sf building with Food Service/Dining, related support spaces, and covered walkways;
- New one-story 9,400 sf building with Art, Music, Dance Studios, related support spaces, and covered walkways;
- New one-story 4,100 sf Little Theater, related support spaces and covered walkways; and
- New Service Drive, Parking Lot #2, related landscaping, and site improvements including large courtyards.

Phase 3

- Demolition of Buildings 07 (Classrooms), 09 (Vocal & Career Labs), 10 (Food Service/Dining), 11 (Dance Studio & Labs), related covered walkways, N.W. Parking lot and service drive;
- New Hardcourts and Playfield areas;
- New Dining Courtyard area connected to the existing Covered Dining Shelter; and
- All remaining sitework and landscaping.

Existing Buildings

- Multi-phased remodeling, major renovations & repairs of Buildings 03 (Classroom), 04 (Auditorium & Band), 06 (Media Center & Science Labs), 13 (Covered Dining), and 15 (Science) to occur mainly during summers and within the 3 phases.

- All existing buildings to remain (Buildings 03, 04, 05, 06, 08, 13, 15, 16, 17 & 18) will be connected or reconnected to all building systems (electrical, low voltage, fire alarm, chilled water, etc.).
- All remaining building exteriors (including associated covered walkways) shall be painted.

Scope of Professional Services

- The project will require full A/E design and construction administration services, and may include other services as required by the Board.
- The project must be designed, phased, coordinated and constructed to maximize safety and minimize disruption to the existing, occupied campus.
- As the project design develops, based on Scope Definition Program requirements, it may be possible to develop a compact building footprint and reduce the number of phases, potentially saving construction time, money and optimizing the use of available land area.
- 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

To minimize disruption to students and faculty during construction, and in accordance with the M-DCPS Construction Delivery Method Matrix, the CMR 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.

Office of Economic Opportunity (OEO) Review

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

<p style="text-align: center;">PRIME FIRM <u>ZI is not M-DCPS certified SBE, MBE or M/WBE</u> SUB-CONSULTANT FIRM NAME</p>	<p style="text-align: center;">DISCIPLINE/ ROLE</p>	<p style="text-align: center;">M/WBE CERTIFICATION CATEGORY</p>	<p style="text-align: center;">SMBE CERTIFICATION CATEGORY</p>	<p style="text-align: center;">GOAL (%) COMMITMENT</p>
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	African-American	MBE	16.00%
Ross Engineering, Inc.	Civil Engineer	Women	SBE-Tier 1	5.25%
HBC Engineering Company	Traffic Engineer	African-American	SBE-Tier 2	1.25%
Curtis & Rogers Design Studio, Inc.	Landscape Architect	Hispanic-American	SBE-Tier 1	2.50%
<p>TOTAL PARTICIPATION (M-DCPS Mandatory SMBE Goal 25%)</p>				<p style="text-align: center;">25.00%</p>

Note: ZI exceeded the Voluntary Aspirational M/WBE goals of 5% African-American and 5% Women.

NON-SBE/MBE SUB-CONSULTANT FIRM NAME	DISCIPLINE/ROLE	M/WBE CERTIFICATION CATEGORY	%
SGM Engineering, Inc.	Electrical Engineer	Asian-American	9.00%
SGM Engineering, Inc.	Mechanical Engineer	Asian-American	9.00%
The Bosch Group, Inc.	Cost Estimating/Scheduling	-	2.00%
NON-SMBE SUB-CONSULTANT PARTICIPATION			20.00%

Construction Budget: \$28,000,000 (GOB-funded)

Project Schedule

ZI has agreed to the following document submittal schedule:

- Phase I - Schematic Design: November 21, 2016
- Phase - II/III Construction Documents 50% complete: February 14, 2017
- Phase - II/III Construction Documents 100% complete: May 15, 2017

Note: Phase II/III submittals are predicated on M-DCPS' Phase I – Schematic Design approval/acceptance no later than December 6, 2016.

Project construction milestone dates are as follows:

- Board Award - Guaranteed Maximum Price (GMP): November 15, 2017
- Construction - Substantial Completion by: November, 2019
- Final Completion/Occupancy by: January, 2020

Terms & Conditions

A. Basic Services Fees:

ZI has agreed to a lump sum fee for Basic Services of \$1,800,000 which represents approximately 6.43% of the Construction Budget of \$28,000,000. This Basic Services fee includes all required services, consultants, alternates and phasing of construction documents in order to comply with the project schedule and construction 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)	13.0%	\$ 234,000
Phase II/III - Construction Documents, 50% (complete/accepted by M-DCPS)	25.0%	\$ 450,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	13.5%	\$ 243,000
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	13.5%	\$ 243,000
Phase IV - Bid/Award	3.0%	\$ 54,000
Phase V - (A) Construction Administration	27.0%	\$ 486,000
Phase V - (B) Punch List/Closeout	4.0%	\$ 72,000
Phase VI - Warranty	1.0%	\$ 18,000
TOTAL BASIC SERVICES FEE:	100.0%	\$1,800,000

B. Supporting Services Fees:

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

1) Additional Site Visits: 220 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed:	\$ 49,500
2) Traffic Study, at cost x 1.06, Not-to-Exceed:	\$ 25,000
3) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed:	\$ 10,000
4) Threshold Inspections, 200 Threshold Inspections at a flat fee of \$225/Inspection, Not-to-Exceed:	\$ 45,000
5) Food Services Consultant, at cost x 1.06, Not-to-Exceed:	\$ 25,000
6) Acoustical Design Consultant, at cost x 1.06, Not-to-Exceed:	\$ 15,200
7) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed:	\$ 64,000
Total Supporting Services Fees, Not-to-Exceed	\$ 233,700

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 Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.21 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation is limited to 1.53 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; Commercial General Liability Insurance; Automobile Liability Insurance; Workers' Compensation/Employers' 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; 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:

Committee Members

Victoria Dobbs, Principal
Miami Palmetto Senior High School
Jorge Corrales, Coordinator
Dennis Arechavala, Planner
Harry Munoz, Building Official-
Jeff James, Temporary Economic Development Officer
Thomas Spaulding, ABC Member

Representing

Superintendent of Schools
Office of School Facilities
Office of School Facilities
Office of School Facilities
Office of Economic Opportunity
Community Representative

A representative of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Octavio D. Suarez, Professional Selection Analyst, acted as the facilitator (non-voting) for the interviews. Sharon Kramer, Professional Selection Analyst, acted as Chief Negotiator.

Project Funding (Partial GOB)

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1743100	26690000	740000	01516900
367000	563000	1743100	26690000	740000	01516900

Prior Commissionings:

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

- Architect/Engineer of Record for New K-8 Center in Doral (a Reuse of the Downtown Doral Charter Elementary School, Project Number 01439300
Date of Commission: 7/15/15
- Architect/Engineer of Record for GOB-funded Prototype Replacement at Frederick Douglass Elementary School, Project Number 01138500, and Bunche Park Elementary School, Project Number 01329500
Date of Commission: 10/07/14
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
A/EPC Services
Date of Commission: 8/06/14

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, 27 Floor, Miami, Florida 33132.

RECOMMENDED:

That The School Board of Miami-Dade County, Florida, commission Zyscovich, Inc., as Architect/Engineer of Record for Partial Replacement & Renovations at Miami Palmetto Senior High School, located at 7460 Southwest 118 Street, Pinecrest, Florida 33156, Project Number 01516900, as follows:

- 1) a lump sum fee of \$1,800,000 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:rg