

Office of School Facilities
Raul F. Perez, Chief Facilities Design & Construction Officer

**SUBJECT: COMMISSION OF ZYSCOVICH, INC., AS ARCHITECT/
ENGINEER OF RECORD FOR GENERAL OBLIGATION
BOND FUNDED NEW SCHOOL FACILITY TO REPLACE
PORTABLES AT HERBERT A. AMMONS MIDDLE
SCHOOL, PROJECT NUMBER 01894900**

COMMITTEE: FACILITIES AND CONSTRUCTION

**LINK TO STRATEGIC
BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES**

Introduction:

In August 2020, Request for Qualifications (RFQ) 184 was published to competitively select an Architect/Engineer of Record (A/E) for General Obligation Bond (GOB) funded New School Facility to Replace Portables at Herbert A. Ammons Middle School, located at 17990 S.W. 142 Avenue, Miami, Florida 33177, Project Number 01894900.

Ten (ten) firms responded to the solicitation. Five (5) firms were not evaluated due to incomplete RFQ responses. Five (5) firms were evaluated, and five (5) firms were short-listed and invited to interview. On September 15, 2020, the short-listed firms were interviewed and subsequently ranked by the Selection Committee, as follows:

<u>Rank</u>	<u>Firm</u>
1	Zyscovich, Inc.
2	Silva Architects, L.L.C. (a) (b)
3	Laura M. Perez & Associates, Inc. (a) (b)
4	R. E. Chisholm Architects, Inc. (a) (b)
5	Rodriguez Architects, Inc./ Eskew Dumez Ripple, a JV

Notes:

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

This solicitation includes a mandatory SBE/MBE Sub-consultant Utilization Goal of 10% and a mandatory M/WBE Sub-consultant Utilization Goal of 17.19% (as determined by the M-DCPS Goal Setting Committee).

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Selection Committee:

The Selection Committee consisted of the following individuals:

Committee Members:

Thomas Spaulding, Member, Attendance Boundary
Committee (ABC)

Erskin Howard, Sr. Project Manager, South Region

Lino Fernandez, Architect, Planning Design & Sustainability

Mario Gonzalez-Pola, Executive Director, Construction
Compliance

Jeannette Garcia, Director, Office of Economic Opportunity
(OEO)

Meriel Seymore, Member, ABC

Representing

Superintendent of Schools
Office of School Facilities

Office of School Facilities

Office of School Facilities

OEO

Community Representative

Representatives of the Office of Management and Compliance Audits validated the interview scoring calculations and final tabulation. Carolina Velez, Professional Selection Analyst, of A/E Selection & Negotiations, acted as the Facilitator (non-voting) for the interviews and served as Chief Negotiator during negotiations.

Selection:

Zyscovich, Inc. (ZI) was the highest-ranked firm, and in accordance with “Procedures for the Selection of Architects and Engineers” (updated August 14, 2019), was selected to negotiate for this project. Negotiations with ZI were successfully concluded and the firm has agreed to provide full A/E design and construction administration services.

School Profile:

Herbert A. Ammons Middle School is a school-wide International Baccalaureate Middle Years Program (IBMYP) school located in southwest Miami-Dade. It is situated on approximately 7 acres and is a part of the South Region. The campus is comprised of 19 portables and 1 permanent building (Building 01 - PE Shelter) built in 2003. The school site includes a service drive and yard, on-site parking and two drop-offs.

Project Scope - Middle School:

The project scope includes, but is not limited to, the following:

- Demolition of existing temporary structures and P.E. Shelter (if needed), underground utilities and site restoration;
- New middle school building to house 1,408 student stations. A unique, energy efficient building with an enhanced curriculum in compliance with M-DCPS Design Criteria and State requirements for Educational Facilities;
- Secondary School Facilities List includes General Purpose Classrooms (English, Mathematics and Social Studies), Science Demo Classrooms, ESE Classroom, Skills Development Lab, Art, Music, Physical Education, Vocational (Business Education, Health Occupations Education, Family and Consumer Science), Media Center, Administration, Student Services, Food Service, Stage, Textbook Storage, Student and Staff Restrooms and Custodial areas;

- All related ancillary, support and Mechanical/Electrical equipment spaces for each area; and all required on-site and off-site improvements;
- Recoating and restriping of parking lots, drives and drop-offs;
- Addition of 52 parking spaces; and
- Deductive alternates (as required).

A/E Scope of Services:

The A/E will be required to provide full design and construction administration services and may include other services as requested by the Board and will coordinate with District departments and regulatory agencies including but not limited to Maintenance, the Building Code Consultant, Miami-Dade County, etc. as required.

All design and construction shall be in compliance with State Requirements for Educational Facilities, the Florida Building Code, National Fire Protection Association, Florida Fire Prevention Code (Life Safety Code), barrier-free design guidelines, Florida Statutes and M-DCPS Design Standards and District policies. Passive design elements and low-energy usage features shall be incorporated in the design and construction of the new facility.

This project shall be designed and constructed to meet the Collaborative for High Performance Schools (CHPS) Designed for Schools rating system, Florida Energy Star Certification and Florida Water Star Certification.

Construction Delivery Method:

The Conventional Bid 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.

OEO Review:

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

LIST OF M-DCPS OEO CERTIFICATIONS					
PRIME FIRM: ZI is not a M-DCPS certified SBE/MBE or M/WBE firm					
SUB-CONSULTANTS FIRM NAME	ROLE OR RESPONSIBILITY	M/WBE CERTIFICATION CATEGORY & EXPIRATION DATE	M/WBE GOAL (%) COMMITMENT	SBE/MBE CERTIFICATION CATEGORY & EXPIRATION DATE	SBE/MBE GOAL (%) COMMITMENT
SGM Engineering, Inc.	Electrical Engineer	Asian-American 2-11-2022	8.0%	-	-

SGM Engineering, Inc.	Mechanical Engineer	Asian-American 2-11-2022	10.0%	-	-
Nifah & Partners Consulting Engineers, Inc.	Structural Engineer	African-American 2-28-2023	-	MBE Tier 2 2-28-2023	14.0%
Ross Engineering, Inc.	Civil Engineer	Women 8-30-2022	-	SBE Tier 1 8-30-2022	4.5%
Laura Llerena & Associates, Inc.	Landscape Architecture	Hispanic-American 6-3-2023	-	MBE Tier 1 6-3-2023	2.0%
TOTAL SUB-CONSULTANTS PARTICIPATION PER CATEGORY:			M/WBE: 18.0%	SBE/MBE: 20.5%	

- (1) The sub-consultant firm of The Bosch Group, Inc. (TBG), was initially the Cost Estimator for the scope of work. However, since that time, TBG became sub-consultants for WSP. ZI has elected to replace TBG with the firm of School Planning & Design Management, Inc. (SPDM), to provide cost estimating services as basic services. This adjustment will not affect the SBE/MBE participation since ZI has increased the SBE participation for Ross Engineering, Inc.

Construction Budget: \$25,047,688 (Partially GOB-funded)

Project Schedule:

ZI has agreed to the following A/E's document submittal schedule:

- Facility /Curriculum Programming November 10, 2020
- Phase I - Schematic Design January 14, 2021
- Phase II - Design Development 100% complete March 15, 2021
- Phase III - Construction Documents 100% complete May 31, 2021

Note: Phases II and III submittals are predicated on M-DCPS' Phase I - Schematic Design acceptance no later than January 28, 2021.

Construction milestone dates:

- Board Award October 2021
- Construction - Substantial Completion November 2022
- Final Completion/Occupancy by January 2023

Terms & Conditions:

1. Basic Services Fees:

ZI has agreed to a lump sum fee for Basic Services of \$1,440,000 which represents approximately 5.75% of the Construction Estimate of \$25,047,688 and which includes the District's COVID-19 Price Relief Fee Reduction. This Basic Services fee includes all required services, consultants, phasing and alternate development, in order to comply with the project schedule and 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)	16.0%	\$ 230,400
Phase II - Design Development, 100% (complete/accepted by M-DCPS)	20.0%	\$ 288,000
Phase III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/ Building Official)	30.0%	\$ 432,000
Phase IV - Bid/Award	2.0%	\$ 28,800
Phase V - (A) Construction Administration	27.0%	\$ 388,800
Phase V - (B) Punch List/Closeout	4.0%	\$ 57,600
Phase VI - Warranty	1.0%	\$ 14,400
TOTAL BASIC SERVICES FEE:	100%	\$ 1,440,000

2. Supporting Services Fees:

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

- a) Facilities / Curriculum Programming (Not-to-Exceed) \$ 15,000
- b) Additional Site Visits: A maximum of 260 additional site visits at a flat fee of \$250/site visit \$ 65,000
- c) Threshold Inspections: A maximum of 400 site visits at a flat fee of \$250/site visit \$ 100,000
- d) Third Party Enhanced Commissioning (Not-to-Exceed) \$ 45,000
- e) Collaborative for High Performance Schools (CHPS) Designed Package, Administration & Registration Fee (Not-to-Exceed) \$ 15,000
- f) Energy Model required for CHPS Designed Certification (Not-to-Exceed) \$ 10,000
- g) Project Specific Traffic Study (Not-to-Exceed) \$ 25,000
- h) Food Service Consultant (Not-to-Exceed) \$ 24,000
- i) Acoustical Design and Lighting Consultant (Not-to-Exceed) \$ 18,880

j) Instructional TV System (ITV) Consultant (Not-to-Exceed)	\$ 7,500
k) Project Acceleration Fee to meet accelerated design schedule (Not-to-Exceed)	\$ 40,000
l) PE Shelter Castaldi Report (Not-to-Exceed)	<u>\$ 4,500</u>
Total Supporting Services Fees:	\$ 369,880

3. 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 \$135/hour for the Architect, and \$135/hour for the Sub-consultants' Principals, for Board-authorized additional services;
- The standard multiplier for hourly compensation is limited to 2.40 for any Additional Services approved by the Board;
- The provisional multiplier for hourly compensation, for assignment of technical personnel housed in places other than A/E's offices, is limited to 1.70 for any Additional Services approved by the Board;
- The A/E shall maintain no less than a \$1,000,000 Professional Liability Practice Policy with a maximum deductible of \$50,000, Workers' Compensation/ Employer's Liability Insurance, Commercial General Liability Insurance, and Automobile 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;
- The A/E is required to report monthly on SBE/MBE and M/WBE Utilization to OEO. All compliance reporting shall be submitted through the M-DCPS Online Diversity Compliance System; and
- The A/E has agreed to the terms and conditions of the Agreement and will commence services upon Board commission.

Project Funding:

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	567000	1600100	27610000	740000	01894900
370000	563000	1600100	27610000	740000	01894900

Prior Commissions:

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

- A/E of Record for New School Facility 6-8 and Workforce Housing (Brickell Area).
Project Number 01777200
Date of Commission: 2/12/20
- A/E of Record for Partial GOB funded New K-8 Center - Phase I Grades K-5 (a
reuse of State School "M-1"), Project Number 01845900
Date of Commission: 4/25/18

Performance Evaluation:

M-DCPS' A/E Performance Evaluation for ZI is 3.17 (most recent average scores for projects currently underway or completed within the last three years, based on a scale of 1-5, low to high, for 2nd quarter of 2020).

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, 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 New School Facility to Replace Portables at Herbert A. Ammons Middle School, located at 17990 S.W. 142 Avenue, Miami, Florida 33177, Project Number 01894900, as follows:

- 1) a lump sum fee of \$1,440,000 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:CV:cv