

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

SUBJECT: COMMISSIONING OF ZYSCOVICH, INC., AS ARCHITECT/ENGINEER OF RECORD FOR NEW K-8 CENTER - PHASE I GRADES K-5 (A REUSE OF STATE SCHOOL "M-1") LOCATED AT N.W. 102 AVENUE AND N.W. 78 STREET, DORAL, FLORIDA 33196, PROJECT NUMBER 01845900

COMMITTEE: FACILITIES AND CONSTRUCTION

LINK TO STRATEGIC BLUEPRINT: EFFECTIVE AND SUSTAINABLE BUSINESS PRACTICES

Introduction:

In accordance with Florida Statute 287.055, no public notice or utilization of the competitive selection process is required for reuse of existing plans from a prior project of the Board.

On July 15, 2015, Zyscovich, Inc., (ZI), was commissioned by the Board as Architect/Engineer of Record (A/E) for State School "M-1" K-8 Center in Doral (Phase I Grades K-5). Due to the similarity of scope and programming for the partially General Obligation Bond (GOB) funded New K-8 Center - Phase I Grades K-5, to be located at N.W. 102 Avenue and N.W. 78 Street, Miami, Florida 33196, Project Number 01845900; staff determined that a reuse of State School "M-1" K-8 Center in Doral, Phase I, would be economically advantageous to the District. This determination is based on providing cost efficiencies, expedited design and construction duration to meet the scheduled construction completion and occupancy date of January 2020.

Negotiations with ZI as A/E of Record have been successfully concluded, as follows:

Scope of Professional Services:

Based on the Program Package by M-DCPS' Advanced Planning (dated March 2018) the A/E scope of services for site adaption includes, but is not limited to, the following:

- Field verification of all existing site conditions and development of a final approved Facilities List, Project Schedule and Cost Estimate;
- Full design and construction administration services for Phase I (New K-5 Grade facility) with utilities sized to accommodate the future Phase II (6-8 Grade expansion); and site plans indicating location and size for the future Phase II (6-8 Grade expansion), and all other amenities planned for Phase II.
- Minor modifications to modernize the school prototype roof line and building entry

to harmonize the new building with the Modern Doral Residential Development in the city of Doral, Florida;

- Updating of the existing Construction Documents to comply with the most current version of the Florida Building Code, SREF, Florida Fire Prevention Code, National Fire Prevention Association 101 (Life Safety Code), all other applicable codes and M-DCPS Design Standards;
- Incorporation/adoption of the final Traffic study;
- Coordination with District departments and regulatory agencies including but not limited to Miami-Dade County and City of Doral; and
- Development of deductive alternates for the Phase I (K-5 Grade facility) building.

Project Scope:

The New K-8 Center will be designed and constructed in two phases:

Phase I: New K-5 Grade Facility

The project includes, but is not limited to, the reuse and construction of a new two-story building of approximately 59,225 gross square feet (a reuse of M-DCPS' State School "M-1" K-8 Center in Doral - Phase I K-5 Grade Facility), to be constructed on an approximately 4.0-acre vacant parcel of land in Doral that is part of the North Region Center, with a capacity of 750 student stations (s.s.). The facility will include, but is not limited to, the following:

- Seven (7) Kindergarten Classrooms with individual toilet rooms;
- Twenty (20) Primary Classrooms (eight (8) with individual toilet rooms on the first floor);
- Ten (10) Intermediate Classrooms;
- Art, Music/Performance Platform, Language Arts and Discovery Labs;
- Resource and Teacher Planning rooms;
- Media Center (with Director's Office, Reading room, Technical Processing/Media Resource, Audio Visual Storage, and CCTV);
- Administration, Student Services Area and support spaces;
- Dining/Multipurpose room and Food Services (Full Production Kitchen, support spaces and serving areas to accommodate future full school with 1204 s.s.);
- Student group toilet and Staff toilet rooms;
- Custodial, electrical, and mechanical rooms and all required ancillary spaces;
- P.E. Shelter, Primary Play Area, Playground Equipment Area for K-5, and two hard courts for K-5;
- Parent and Bus Drop Offs (for the full K-8), and covered walkways, as required;
- Staff and Visitor's parking;
- Service Yard, landscaping, drainage and irrigation systems and chain link fencing;
- All on-site & off-site utility connections (sized to accommodate the full K-8 facility);
- All Mechanical, Electrical, Life-Safety, Security and PA Systems and controls; and
- Marquee Sign.

The Traffic Study (provided to MDCPS by The Corradino Group) shall be revised and finalized based on the A/E's reuse adaptation and site design. Phase I design and construction documents, and actual construction, must provide mechanical and

electrical system(s) capacity for the future 6-8 Grade Expansion.

Phase II: Future 6-8 Grade Expansion:

Phase II includes the balance of required spaces to achieve a complete K-8 configuration with approximately 1204 s.s. The A/E will analyze the required spaces and provide detailed layout options for the future expansion. The expansion will house approximately 454 s.s. grades 6-8 in an approximately 35,000 square foot multi-story building. The expansion building may include, but is not limited to, General Purpose Classrooms, Science, Science Demo Lab, ESE, Foreign Language Lab, Computer Lab, 2-D/3-D Art Lab (and Art Patio), Band, P.E. spaces, Teacher Planning, Multipurpose room, Satellite Administration/Student Services area, Kitchen/Serving Area (and Covered Patio), all related ancillary support spaces, Hardcourts, Playground Equipment Area, and additional parking (as required).

The Board will issue a future solicitation for A/E of Record services for the Phase II expansion.

Construction Delivery Method:

In accordance with the M-DCPS Construction Delivery Method Matrix, the traditional hard 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.

Construction Cost Estimate: \$12,200,000 (GOB-funded)

Subconsultants:

There are no mandatory Small Micro Business Enterprise (SMBE) subconsultant utilization goals applicable to this project since it is a reuse of previous construction plans and is based on maintaining the original team responsible for the plans.

PRIME FIRM (Zyscovich, Inc. is not M-DCPS-certified SMBE or M/WBE) NON-SBE/MBE SUBCONSULTANT FIRM NAME	DISCIPLINE / ROLE	M/WBE CERTIFICATION CATEGORY
Chen Moore & Associates, Inc.	Landscape Architect	Asian-American
DDA Engineers, Inc.	Structural Engineer	Hispanic-American
Louis J. Aguirre & Associates, P.A.	Electrical Engineer	Hispanic-American
Louis J. Aguirre & Associates, P.A.	Mechanical Engineer	Hispanic-American
Schwebke-Shiskin & Associates, Inc.	Civil Engineer	
S/MBE TECHNICAL SUPPORT		
Go Green Documents Solutions, Inc.	Printing and Reproduction	African-American

Project Schedule:

Zyscovich, Inc., has agreed to the following document submittal schedule:

- Phase I - Schematic Design: June 19, 2018
- Phase II/III - Construction Documents 100% complete and accepted by M-DCPS: September 6, 2018

Note: The schedule for the project is extremely aggressive. There will not be a Phase II/III Construction Documents 50% complete submittal since this project will be based on reuse of plans. The Phase II/III – Construction Documents 100% complete submittal due date for the A/E is predicated on completion of the Matrix meeting, stand-up review by the BCC, and M-DCPS' acceptance of the Phase I – Schematic Design documents, by no later than July 17, 2018.

Project construction milestone dates are as follows:

- Board Award: November 2018
- Construction - Substantial Completion by (11 months): October 2019
- Final Completion/Occupancy by: November 2019
- School Opening by: January 2020

Terms & Conditions:

A. Basic Services Fee:

ZI has agreed to a lump sum reuse fee for Basic Services of \$440,000 which represents approximately 3.6% of the Construction Budget of \$12,200,000. This Basic Services reuse fee shall include, but is not limited to, all required A/E design and construction administration services, sub-consultants, code and design criteria updates, site adaptation, FISH documentation, and phasing of construction documents to comply with the project schedule and construction budget, unless noted otherwise as Supporting Services fees. Basic Services reuse 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)	10.00%	\$ 44,000
Phase II/III - Construction Documents, 100% (complete/accepted by M-DCPS)	26.00%	\$114,400
Phase II/III - Construction Documents, 100% (complete and approved for construction by the Building Code Consultant/Building Official)	10.00%	\$ 44,000

Phase IV - Bid/Award	4.00%	\$ 17,600
Phase V - (A) Construction Administration	44.00%	\$193,600
Phase V - (B) Punch List/Closeout	5.00%	\$ 22,000
Phase VI - Warranty	1.00%	\$ 4,400
TOTAL BASIC SERVICES FEE:	100%	\$440,000

B. Supporting Services Fees:

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

- 1) Plan/façade modification and Phase II fit-test Options fee: \$28,500
- 2) Project-specific Land Survey, at cost x 1.06, Not-to-Exceed: \$10,000
- 3) HVAC Test & Balance Services, at cost x 1.06, Not-to-Exceed: \$25,000
- 4) Additional Site Visits: A maximum of 120 additional site visits at a flat fee of \$225/site visit, Not-to-Exceed: \$27,000

Total Supporting Services Fees, Not-to-Exceed: \$90,500

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 \$2 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.

Project Funding – (partial GOB):

Fund	Commitment Item	Funds Center	Program	Function	Funded Program
351000	563000	1303100	28540000	740000	01845900

Prior Commissions:

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

- A/E of Record for Partial GOB funded New K-8 Center (Phase I) - Reuse of K-8 Center in Doral, Phase I, Project Number 001534700
Date of Commission: 11/23/16
- A/E of Record for Partial Replacement & Renovations at Miami Palmetto Senior High School, Project Number 01516900
Date of Commission: 10/05/16
- A/E 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
- Architectural/Engineering Projects Consultant for Miscellaneous Projects up to \$2M each for a four-year term
Date of Commission: 8/06/14

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 4th quarter of 2017).

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 New K-8 Center - Phase I Grades K-5 (a reuse of State School "M-1") located at N.W. 102 Avenue and N.W. 78 Street, Doral, Florida 33196, Project Number 01845900, as follows:

- 1) a lump sum fee of \$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:AB:cv