

EXECUTIVE SUMMARY

**First Amendment to Professional Services Agreement
Zyscovich, Inc.
Falcon Cove Middle School, Weston
Project No. P.001902
SMART Program Renovations
RFQ 17-167C**

PROJECT OVERVIEW:

Type of Contract:	Professional Services Agreement (Construction Manager at Risk Project Delivery)
Project Consultant:	Zyscovich, Inc.
Authorization to Proceed Date:	June 2, 2017
Budget:	See Below

GENERAL OVERVIEW:

The Professional Services Agreement (PSA) for the Falcon Cove Middle School project was approved by the Board on May 16, 2017 (Agenda Item JJ-2). Scope contained in the Agreement (from the 2014 Facilities Needs Assessment) included furnishing a classroom addition to allow for the removal of the 48-existing temporary relocatable classrooms at this campus. Contained in the RFQ was information from the Florida Inventory of School Houses (FISH) that indicated that these temporary relocatable classrooms consisted of 46 general purpose classrooms, 1 Exceptional Student Education (ESE) full-time program space and 1 that served student restrooms for both sexes. The Agreement also required the Design Team to work with the designated representatives of the District to determine guidelines and a program for the new addition, which was required to meet all applicable codes, State Requirements for Educational Facilities (SREF) design requirements, District guidelines and educational specifications.

A new Plant Spot Survey was approved by the Board on June 13, 2017 (Agenda Item L-22). In discussion with the State Department of Education, it was confirmed that all 48 relocatables could be replaced based on the current Capital Outlay Full-Time student population (COFTE) model and enrollment growth. The planned 48-classroom addition will replace temporary capacity with permanent capacity. With the approval of the new Plant Spot Survey, the Design Professional commenced with the scope validation and determining the guidelines and associated program for the new addition at Falcon Cove Middle School. These items resulted in a finding that the original scope and fees that were negotiated and contained in the PSA required an Amendment to account for larger and more complex program spaces required for various labs, special program spaces, administration, and net-to-gross spaces that are required to comply with the State Requirements for Educational Facilities (SREF).

Due to limited site area of the existing campus, the need to maximize student safety and security, and to maximize the operational efficiency of the campus, the placement of the new addition on the site required the existing bus loop to be relocated. The scope to relocate the bus loop has also resulted in this need for an Amendment to the PSA.

CBRE | Heery and Atkins have determined that had all of this information been available when the original fee negotiations took place, the pre-negotiation fee range that would have been used for negotiations would have been \$1.2 Million to \$1.3 Million. The approval of this First Amendment will increase the total original fees from \$740,000 to a revised total fee of \$1,179,879.

For additional details related to the original PSA fees and this First Amendment, please see information contained on the following page of this Executive Summary.

Basic Services	Original PSA Amount	First Amendment Amount	Justification for First Amendment
Architecture	\$354,874.32	\$232,499.00	Additional level of design effort associated with: Larger and more complex program spaces (Science labs; CTE labs; and Foreign Language labs); Administration areas; New secured covered bus entry; New connecting structure to existing building; and an Increase to the overall size of the addition.
Structural Engineering	\$75,539.84	\$45,000.00	Additional level of design effort associated with: New secured covered bus entry; New connecting structure to existing building; Required additional exit stairway; and an Increase to the overall size of the addition.
MEP & FP Engineering	\$105,755.78	\$60,000.00	Additional level of design effort associated with: Larger and more complex program spaces (Science labs; CTE labs; and Foreign Language labs); Administration areas; New secured covered bus entry; New connecting structure to existing building; and an Increase to the overall size of the addition.
Civil Engineering	\$65,142.04	\$30,000.00	Additional level of design effort associated with: Relocation of bus loop; Connecting courtyard to existing building; and Utility systems relocation.
Landscape & Irrigation Design	\$23,688.02	\$7,500.00	Additional level of design effort associated with: Relocation of bus loop; Connecting courtyard; and Site restoration.
Total	\$625,000.00	\$374,999.00	

In addition to the Basic Services above, the work will require an adjustment to Supplemental Services:

Supplemental Services	Original PSA Amount	First Amendment Amount	Justification for First Amendment
To be used in accordance with Article 2.9	\$60,000.00	\$14,880.00	Supplemental Services to be increased to cover costs associated with additional special programming services and “right-sizing” of program spaces that resulted in the minimum overall size of the new addition. Any unused portion of Supplemental Services will be returned at the completion of the project.
Total	\$60,000.00	\$14,880.00	

The work will also require adjustments to the Allowances:

Allowances	Original PSA Amount	First Amendment Amount	Justification for First Amendment
Reproduction	\$20,000.00	\$15,000.00	Additional reproduction costs are anticipated. Any unused portion of this Allowance will be returned at the completion of the project.
Geotechnical Services	(See Note)	\$10,000.00	Original PSA stated that Geotechnical Services would be provided by the District through a 3 rd Party. To reduce District risk, this is being included in the PSA and includes required geotechnical testing of areas associated with the new addition and the new bus loop. Any unused portion of this Allowance will be returned at the completion of the project.
Destructive and Non-Destructive Testing	\$20,000.00	No Change	
Site Survey	\$15,000.00	\$25,000.00	Additional site surveying is required for relocation of bus loop and the inclusion of underground utility surveys.
Total	\$55,000.00	\$50,000.00	

Summary	Original PSA	First Amendment	Revised Amount
Grand Total	\$740,000.00	\$439,879.00	\$1,179,879.00

Funding of this Amendment is occurring from within existing Project funds, using Project design contingencies and Program level contingencies.

The original overall total project cost assumption for the SMART Program improvements (building envelope improvements, HVAC improvements and classroom addition) at Falcon Cove Middle School is \$10,741,000. The overall revised total project budget for these SMART Program Improvements is currently estimated to be \$19.9 Million. The actual construction cost for this work will be determined by local market conditions when project bids occur and the Construction Manager provides GMP Amendments that will be brought to the Board for approval, along with a request for any additional funds that may be needed to proceed with the construction of this project. The Board previously approved \$219.7 Million in SMART Program Reserves, as shown on page 3 of the Adopted District Educational Facilities Plan (September 6, 2017), to address budget shortfalls in the SMART Program.

This Amendment has been reviewed for entitlement and cost by CBRE | Heery and Atkins.

This Amendment has also been reviewed and approved as to form and legal content by the Office of the General Counsel.

For the latest Bond Oversight Committee Quarterly Report information regarding this project [click here](#).