

Office of School Facilities
Rose Diamond, Chief Facilities Officer

**SUBJECT: COMMISSIONING OF GILI-MCGRAW ARCHITECTS, L.L.P., AS
ARCHITECT/ENGINEER FOR THE POOL AND POOL DECK REPAIRS
AT MAST ACADEMY
PROJECT NO. B01009**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Introduction

On December 15, 2004, the Board commissioned the firm of Gili-McGraw Architects, L.L.P. (Gili-McGraw), to provide programming/final scope definition (Part 1) services for this project. The Part 1 commissioning was necessary in order to provide the Board with more detailed information regarding any pool and/or pool deck structural issues, and to determine how best to proceed with the repairs. In conjunction with the Construction Management at-Risk firm, Coastal Construction Company, (also commissioned for pre-construction services by the Board on December 15, 2004), specialized testing was conducted. The findings from Part 1 have significantly altered (increased) the original scope of work, construction duration and cost of the project.

An investigation report was submitted by Gili-McGraw in April, 2005, and recommendations for repairs contained in the report were approved by staff in October, 2005. The up-dated project schedule contemplates commencement of construction in April, 2006, with substantial completion by mid-September, 2006, to minimize disruption to the swimming (and other P.E.) programs.

Project Scope

The Scope of Work includes, but is not limited to, 1) demolition of entire existing pool deck, existing ramps and stairs, underground pool observation room, pool water supply/return piping system, etc.; 2) new concrete pool deck supported on pilings, with a five foot band of sand-set brick pavers at the perimeter of the pool to facilitate access to pool plumbing piping; 3) Existing pool tub to receive new PVC liner system, stainless steel gutter system, pool lighting, pool plumbing system, heat pump, chlorination system and sand filter system; 4) underground pool observation window to be blocked-in; 5) existing pool deck perimeter retaining wall to be treated on the interior side with a water-proof barrier, shrinkage cracks are to be repaired, and the exterior side is to be stuccoed and painted; and 6) new racing start platforms and pool deck lighting to be installed.

The current estimated cost of construction is \$2,300,000. Negotiations with Gili-McGraw for design, construction documents, and subsequent construction administration services have been successfully concluded as follows:

Terms & Conditions

The negotiated lump sum fee for Basic Services (i.e. design and construction documents, Phase II/III, and subsequent construction administration services) is \$140,500, which represents approximately 6.1% of \$2,300,000, the current estimated construction cost.

A summary of the negotiated Basic Services fee is as follows:

Phase II/III – Construction Documents	
50% Submittal completed:	\$47,125
100% Submittal completed/approved:	\$47,125
Phase IV - Bid/Award Services:	\$ 7,250
Phase V - Construction Administration	
Through Substantial Completion:	\$31,975
Punch List and Close Out completed:	\$ 5,620
Phase VI – Warranty Services completed:	<u>\$ 1,405</u>
TOTAL BASIC SERVICES FEE:	\$140,500

Other Terms and Conditions

- The negotiated not-to-exceed lump sum fee for Board-designee's authorized additional Site Visits is \$4,500 (or a maximum of 20 additional Site Visits at \$225/Visit);
- The Principals' rates are set at \$150/hour for either the Architect or the Engineers, for Board designee's authorized additional services;
- The multiplier for hourly compensation is limited to 2.45 for any additional services approved by the Board's designee;
- The A/E shall maintain no less than a \$1 million professional liability insurance policy with a maximum deductible of \$25,000;
- The Board shall reimburse the A/E for the cost of reproducing Board-requested contract documents on a direct cost basis;
- 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 accepted the terms and conditions of the Agreement

Project Fund

Fund: 0377, Object: 5680, Location: 7160, Program: 2615, and Function: 7400

Prior Commissioning & Performance Evaluation

The Board has commissioned Gili-McGraw for the following projects within the last three years:

- A/E Services, Part 1, Programming, Mast Academy, B01009, January 19, 2004
- A/E Services, PLC "H-1", Auburndale El, A0806, January 15, 2003

The most recent overall performance evaluation score issued by staff to Gili-McGraw was for the quarter ending June 30, 2005. Based on a performance scale of 1-5, the firm received a score of 3.56.

Principals

The Principals of Gili-McGraw are J. Gary McGraw and Cynthia Gili-McGraw. The firm is located at 4960 Southwest 72nd Avenue, Miami, Florida 33155.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Gili-McGraw Architects, L.L.P., as Architect/Engineer for the Pool and Pool Deck Repairs at Mast Academy, Project #B01009, as follows:

- 1) a lump sum fee of \$140,500 for Basic Services, and
- 2) additional terms and conditions as set forth in the body of the agenda item.

NAD:SGG:sgg