

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

SUBJECT: COMMISSIONING OF GILI-MCGRAW ARCHITECTS, LLP, AS ARCHITECT/ENGINEER OF RECORD FOR REMODELING AND RENOVATIONS AT NARANJA ELEMENTARY SCHOOL FOR RELOCATION OF MIAMI DOUGLAS MACARTHUR SOUTH PROJECT NO. 00316900

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

LINK TO STRATEGIC PLAN: IMPROVE CONSTRUCTION SERVICES

Project Background

The District's Five-Year Capital Plan has for the past two years, included a line item with proposed funding to replace Miami Douglas MacArthur South (MacArthur South) at a different site. In recognition that a new high school (State School "YYY-1") would be built on the 29-acre site where MacArthur South is currently located, and that operationally it is highly desirable to provide distinct campuses for each of the two schools, rather than co-locating them. One of the potential site options initially identified for the relocation of MacArthur South was the Board-owned site at SW 243 Street and South Dixie Highway, where an entirely new facility would need to be built. However, the recent assignment of the Naranja students to the Coconut Palm K-8 Academy, scheduled to open for the 2008/2009 school year, has made that facility available for reuse, and the relocation of MacArthur South to that location is a viable option that can be implemented fairly quickly, at a substantially lower cost and with minimal disruption.

Selection of A/E

In February 2006, a solicitation was issued for one (or more) Architectural/Engineering (A/E) firms to provide services for the Facilities Work Program through FY 08-09, for New Schools, Additions, and Remodeling & Renovation Projects. Three categories were identified for the solicitation: Category A - projects with construction cost estimates greater than \$15 million; Category B - projects with construction cost estimates between \$5 million and \$15 million; and Category C - projects with construction cost estimates less than \$5 million.

The final rankings for Category B are as follows:

- 1 Wolfberg Alvarez & Partners, Inc
- 2 Gili-McGraw Architects, LLP
- 3 Brown & Brown Architects, Inc
- 4 Laura M. Perez and Associates, Inc
- 5 Architects International, Inc
- 6 Santos Raimundez Architects, PA
- 7 The Architectural Partnership, Inc
- 8 Forbes Architects, Inc
- 9 Corzo Castella Carballo Thompson Salman, PA
- 10 RJ Heisenbottle Architects, PA
- 11 Palenzuela & Hevia Design Group, Inc
- 12 Rodriguez Peterson & Porras Architects, Inc

Project Assignment

Assignment of projects is based on alignment of a firm's capabilities, workload, performance, construction values and scheduling for each project. Based on these criteria, staff assigned Gili-McGraw Architects, LLP (Gili-McGraw), as Architect/Engineer of Record for Remodeling & Renovations at Naranja Elementary School for relocation of MacArthur South, Project No. 00316900, contingent upon Board approval of Item C-71 at this meeting.

Negotiations with Gili-McGraw have been successfully concluded and the firm has agreed to provide full A/E services as follows:

Project Scope

Naranja Elementary is to be remodeled/renovated to accommodate a maximum of 260 student stations (grades 6-12). Based on the Pre-Programming Package developed by M-DCPS Office of Advanced Planning, the project will be implemented in two parts:

The Scope of Work for the project includes, but is not limited to, the following:

Part 1 (GMP #1) - Selective demolition

- Selective interior demolition of Buildings 01, 06 and 10

Part 2 (GMP #2)

a. Renovation and remodeling scope (Phase I):

- Modify existing hardcourts to provide middle/senior basketball court
- Building 01 – Reconfigure existing administration
- Building 06 - Remodel existing spaces into Culinary Arts Lab, classroom/multipurpose room. Renovate existing teachers' lounge
- Building 10 - Remodel exiting classroom into multipurpose room, weight room, P.E. lockers, group toilets, P.E. storage and two science classrooms

- b. New Construction (Phase II):
 - New covered walkway
 - New estate fencing and P.E. equipment
- c. Various prioritized deferred maintenance items including ADA modifications
- d. Due to funding limitations, the following work will be designed as Deductive Alternates:
 - New cover for Auto Mechanics' Shop
 - Remove existing hardcourt and provide new covered basketball courts for middle/senior high
 - Renovate/upgrade existing kitchen
 - Correct drainage at existing courtyards

Construction Cost Estimate: \$5.6 million (current construction budget: \$3.7 million)

The A/E has agreed to the following document submittal schedule:

Programming and Final Scope Definition:	July 18, 2008
Demo Package Submittal (for GMP #1):	July 18, 2008
Phase II/III 100% Construction Documents (for GMP #2):	November 24, 2008

Project construction milestone dates are as follows:

GMP #1 - Award:	September 10, 2008
GMP #2 - Award:	February 11, 2009
Phase I Substantial Completion:	July 16, 2009
Phase I Occupancy:	August 3, 2009
Phase II Substantial Completion:	October 9, 2009
Phase II Occupancy:	November 20, 2009

The project will be executed using the Construction Management (CM) at-Risk delivery method. The selected CM at-Risk firm will be required to submit multiple Guaranteed Maximum Price (GMP) proposals for the project. If accepted by staff, the negotiated GMP proposals will be submitted to the Board for approval.

Terms & Conditions

A. Basic Services Fees:

Gili-McGraw has agreed to a lump sum fee for Basic Services of \$442,400 which represents approximately 7.9% of the construction estimate of \$5.6 million (current construction budget is \$3.7 million). This fee includes all required services and consultants. Basic Services fees shall be paid based on completion of the following phases:

BASIC SERVICES - PHASE DESCRIPTION	% OF FEE	FEE
Phase I - Schematic Design (Scope Parts 1 & 2)	12%	\$53,088
Demolition Package - Scope Part 1: Documents 100% completed (includes Scope Part 1 Bid/Award Phase)	3%	\$13,272
Phase II/III – Scope Part 2 -Construction Documents, 50% complete	25%	\$110,600
Phase II/III – Scope Part 2 - Construction Documents, 100% complete/approved	25%	\$110,600
Phase IV – Scope Part 2 - Bid/Award	5%	\$22,120
Phase V - Construction Administration;		
a) Scope Part 1 - Through Substantial Completion	5%	\$22,120
b) Scope Part 2 - Through Substantial Completion	20%	\$88,480
c) Punch List/Closeout – Scope Part 2	4%	\$17,696
Phase VI - Warranty/Post Occupancy	1%	\$4,424
TOTAL BASIC SERVICES FEE:	100%	\$442,400

B. Supporting Services Fees:

- 1) Existing conditions verification and development of CADD documents, if required: Not-to-exceed \$20,000
- 2) Final Scope Definition/Programming: \$10,000
- 3) Acceleration Fee to meet project schedule: \$3,447
- 4) The following services require prior written authorization by the Board-designee:
 - a) Site Visits: Gili-McGraw and/or Designated Specialists will provide 30 additional site visits at a flat fee of \$250/visit (30 x \$250): Not-to-exceed \$7,500

Total Supporting Services Fees: Not-to-exceed \$40,947

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 \$150/hour for the Architect, and \$150/hour for the Designated Specialists, for Board-authorized additional services;
- The provisional multiplier for hourly compensation is limited to 2.45 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 \$25,000;
- 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

Fund: 0331 Object: 5630 Location: 7631 Program: 0862 Function: 7400

Prior Commissioning & Performance Evaluation

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

- Pool & Pool Deck Repairs at MAST Academy, Project No. B01009
 AE Services
 Date Commissioned: November 16, 2005

The most recent overall performance evaluation score issued by staff to Gili-McGraw was for the quarter ending March 31, 2008. Based on a scale of 1-5, the firm received an average score of 3.52 for A/E Services.

Principal

The Principal/Owner designated to be directly responsible to the Board for Gili-McGraw is Mr. J. Gary McGraw, AIA. The firm is located at 4960 SW 72 Avenue, Suite 403, Miami, Florida 33155-5550.

RECOMMENDED: That The School Board of Miami-Dade County, Florida, commission Gili-McGraw Architects, LLP, as Architect/Engineer of Record for Remodeling and Renovations at Naranja Elementary School for relocation of Miami Douglas MacArthur South, Project No. 00316900, as follows:

- 1) a lump sum fee of \$442,400 for A/E Basic Services; and
- 2) the Project Scope and all Terms and Conditions as set forth in the body of the agenda item.

NAD:EFW:ewf