

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 THE PROGRAM AT MIAMI DOUGLAS MACARTHUR SOUTH PROJECT NO. 00316900

**COMMITTEE:** FACILITIES AND CONSTRUCTION REFORM

**LINK TO STRATEGIC PLAN:** IMPROVE CONSTRUCTION SERVICES

Introduction

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 firm's capabilities, workload, performance, construction values and scheduling of each project. Based on the above criteria, staff assigned Gili-McGraw Architects, LLP (Gili-McGraw), as Architect/Engineer of Record for Remodeling & Renovations at Naranja Elementary

School for relocation of the Program at Miami Douglas MacArthur South, Project No. 00316900, contingent upon Board approval of Item C-72 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) - Renovation and remodeling scope

a. Site Development and Improvement:

- Modify existing hardcourts to provide middle/senior basketball court
- Reconfigure existing parking lot to provide 32 additional spaces (as deductive alternate)
- Correct drainage at existing courtyards (as deductive alternate)

b. Renovations and remodeling:

- Renovate/upgrade existing kitchen (as deductive alternate)
- Building 01 - Remodel existing administration spaces into new senior high 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

c. New Construction:

- New covered walkway
- New estate fencing and P.E. equipment
- New cover for Auto Mechanics' Shop (new enclosure as deductive alternate)
- New covered basketball courts for middle/senior high (as deductive alternate)

d. Various prioritized deferred maintenance items including ADA modifications

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

} Revised

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

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

Project construction milestone dates are as follows:

GMP #1 - Award:	August 4, 2008
GMP #2 - Award:	November 18, 2008
Substantial Completion:	July 16, 2009
Occupancy:	August 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 Proposal(s) 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 phases listed below: ]- Revised

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

B. Supporting Services Fees:

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

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 – MAST Academy  
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 December 31, 2007. 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 the program at 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.

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