

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

**SUBJECT:            AUTHORIZE THE SUPERINTENDENT TO RELOCATE THE  
                      YOUNG MEN'S ACADEMY FOR ACADEMIC AND CIVIC  
                      DEVELOPMENT PROGRAM AT MACARTHUR SOUTH TO  
                      BOARD-OWNED PROPERTY (PREVIOUSLY NARANJA  
                      ELEMENTARY SCHOOL) LOCATED AT 13990 SW 264 STREET,  
                      MIAMI, FLORIDA; AND COMMISSIONING OF GILI-MCGRAW  
                      ARCHITECTS, LLP, AS ARCHITECT/ENGINEER OF RECORD  
                      FOR REMODELING AND RENOVATIONS AT NARANJA  
                      ELEMENTARY SCHOOL FOR RELOCATION OF 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 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 Elementary School students to the Coconut Palm K-8 Academy, which opened 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 quickly, at a substantially lower cost and with minimal disruption. Therefore, authorization is requested to relocate the Young Men's Academy for Academic and Civic Development program at MacArthur South to Board-owned property (previously Naranja Elementary) located at 13990 SW 264 Street, Miami, Florida. A community meeting was held at Naranja Elementary on December 4, 2008, to discuss the relocation of MacArthur South. During this meeting, community participants and District staff discussed several suggestions for co-locating other District functions at the site. Staff also agreed to work with the Construction Management at-Risk firm to encourage hiring of local, qualified workforce including hosting job recruitment events.

Add

## Selection of Architectural/Engineering (A/E) Firms

In February 2006, a solicitation was issued for one (or more) 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) Rodríguez Peterson & Porras Architects, Inc

## Project Assignment

Project assignment 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 and Renovation of Naranja Elementary for relocation of MacArthur South located at 13990 SW 264 Street, Miami, Florida, Project number 00316900.

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

## Project Scope

Naranja Elementary is to be remodeled and renovated to accommodate a maximum of } Revised  
260 student stations (grades 6 thru 12). In order to accelerate the project for occupancy by 2009-2010 school opening, the scope of work will be divided into three parts. Part 1 is required to be completed for school opening, whereas parts 2 and 3 will be phased-in after occupancy. The scope includes, but is not limited to, the following:

### Part 1:

- Building 01 - Selective interior demolition and reconfiguration of existing administration areas
- New estate fencing
- Removal of hardcourts to provide 1 ½ new middle/senior basketball courts

- Security modifications and surveillance cameras

Part 2:

- New covered structure for Auto Mechanics' Shop (existing equipment to be relocated from MacArthur South) and remodeling of room 023 (in building 6) into a tool/equipment storage room
- Remodel existing spaces into Culinary Arts Lab (existing equipment to be relocated from MacArthur South) and classroom

Revised

Part 3:

- Building 10 - Remodel existing six-classroom building into multipurpose room, weight room, P.E. lockers, showers, P.E. storage, two science classrooms and group toilets
- New covered walkway
- Various prioritized deferred maintenance items including ADA modifications
- Relocation and installation of existing Interactive whiteboards from MacArthur South to Naranja Elementary

Revised

Construction Cost Budget: \$3.7 million

Project Schedule

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

Part 1

Final Scope Definition/Programming Document:	January 16, 2009
Phase II/III 100% Construction Documents due no later than:	February 16, 2009
Construction Start:	March 20, 2009
Substantial completion milestone:	June 30, 2009
Occupancy:	August 2009

Part 2

Final Scope Definition/Programming Document (parts 2 & 3):	March 2, 2009
Phase II/III 100% Construction Documents due no later than:	April 15, 2009
Construction Start	June 15, 2009
Substantial completion milestone:	September 30, 2009

Part 3

Phase II/III 100% Construction Documents due no later than:	June 30, 2009
Construction Start	September 9, 2009
Substantial completion milestone:	June 15, 2010
Occupancy:	August 2010

Revised

The project is anticipated to 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 proposals for the project.

Terms & Conditions

A. Basic Services Fees:

Gili-McGraw has agreed to a lump sum fee of \$292,000 for Basic Services (which represents approximately 7.9% of the construction budget). This fee includes all required services and consultants. Basic services fees shall be paid based on completion of the phases as listed below:

BASIC SERVICES - PHASE DESCRIPTION	PART 1		PART 2		PART 3	
	% OF FEE	FEE	% OF FEE	FEE	% OF FEE	FEE
Phase I - Schematic Design	15%	\$8,060	15%	\$6,350	15%	\$29,390
Phase II/III - Const. Doc., 50% complete	N/A	N/A	25%	\$10,585	25%	\$48,980
Phase II/III - Const. Doc., 100% complete/approved	50%	\$26,860	25%	\$10,585	25%	\$48,980
Phase IV - Bid/Award	5%	\$2,690	5%	\$2,120	5%	\$9,800
Phase V - Construction Administration						
a) Thru Substantial Completion	25%	\$13,430	25%	\$10,585	25%	\$48,980
c) Punch List/Closeout	4%	\$2,150	4%	\$1,695	4%	\$7,840
Phase VI - Warranty/Post Occupancy	1%	\$540	1%	\$420	1%	\$1,960
<b>TOTAL BASIC SERVICES FEE:</b>	<b>100%</b>	<b>\$53,730</b>	<b>100%</b>	<b>\$42,340</b>	<b>100%</b>	<b>\$195,930</b>

Revised

Added

B. Supporting Services Fees:

- |  |                     |
|--|---------------------|
| 1) Existing conditions verification and development of CADD documents, if required (Part 1 = \$10,000 and Part 2/3 = \$10,000) | NTE \$20,000        |
| 2) Final Scope Definition/Programming (Part 1 = \$5,000 and Part 2/3 = \$5,000)  | \$10,000            |
| 3) Document Acceleration   | \$4,300             |
| 4) Site Visits (requires prior written authorization by the Board-designee):   |                     |
| 5) Gili-McGraw and/or Designated Specialists will provide 30 additional site visits at a flat fee of \$250/visit (30 x \$250)  | NTE \$7,500         |
| <b>Total Supporting Services Fees:</b>   | <b>NTE \$41,800</b> |

Revised

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 \$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: 0332      Object: 5630      Location: 7631      Program: 1077      Function: 7400 } Revised

#### Prior Commissioning & Performance Evaluation

- The Board has not commissioned Gili-McGraw within the last three years.
- The most recent overall performance evaluation score issued by staff to Gili-McGraw was for the quarter ending September 30, 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:

- 1) Authorize the Superintendent to relocate the Young Men's Academy for Academic and Civic Development program at MacArthur South to Board-owned property (previously Naranja Elementary School) located at 13990 SW 264 Street, Miami, Florida; and
- 2) Commission Gili-McGraw Architects, LLP, as Architect/Engineer of Record for Remodeling and Renovations at Naranja Elementary School for relocation of MacArthur South, Project No. 00316900, for a lump sum fee of \$292,000 for A/E Basic Services and the Project Scope and all Terms and Conditions as set forth in the body of the agenda item. } Revised

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