

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 GIL-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.

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

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.

### Project Scope

Naranja Elementary is to be remodeled and renovated to accommodate a maximum of 260 student stations (grades 6 thru 12). In order to expedite 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 aluminum cover for Auto Mechanics' Shop (existing equipment to be relocated from MacArthur South)
- Remodel existing spaces into Culinary Arts Lab (existing equipment to be relocated from MacArthur South) and classroom

Part 3:

- Building 10 - Remodel exiting classrooms 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

Construction Cost Budget: \$3.7 million

Project Schedule

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

Final Scope Definition/Programming Document:	January 9, 2009
Part 1 (ph. II/III 100% Construction Documents due no later than):	February 16, 2009
Part 2 (ph. II/III 100% Construction Documents due no later than):	April 15, 2009
Part 3 (ph. II/III 100% Construction Documents due no later than):	June 30, 2009

Project construction milestones are as follows:

Part 1 (substantial completion)	June 30, 2009
Part 2 (substantial completion)	September 30, 2009
Part 3 (substantial completion)	June 15, 2010

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:

The lump sum estimated fee for Basic Services is \$259,000\* (which represents approximately 7% of the construction budget). This fee shall include all required services and consultants.

B. Supporting Services Fees:

1) Existing conditions verification and development of CADD documents, if required	NTE \$20,000
2) Final Scope Definition/Programming	\$10,000
3) Document Acceleration	\$3,500 *
4) Project Phasing	\$20,000 *
5) Site Visits (requires prior written authorization by the Board-designee): 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
<u>Total Supporting Services Fees:</u>	<u>NTE \$61,000 *</u>

\* Note: Actual fees will be determined based on final negotiation prior to the School Board meeting of December 10, 2008.

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: 0687      Function: 7400

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 \$ \$259,000\* for A/E Basic Services and the Project Scope and all Terms and Conditions as set forth in the body of the agenda item.

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