

Business Operations  
Joe Arriola, Chief Business Officer

**SUBJECT: AWARD TO MEXAL CORPORATION  
PROJECT NO. A-0697  
REMODELING OF AUDITORIUM  
HIALEAH SENIOR HIGH SCHOOL  
251 East 47 Street, Hialeah, Florida**

The Project Architect's final construction cost estimate for this project is \$4,128,000. The Base Bid less Deductive Alternate No. 3 and Additive Alternate No. 1 is 1.8 % over the estimate.

This project includes minority business enterprise subcontracting and assistance levels.

The project is partially funded from a grant provided by Miami-Dade Dade County as part of the performing arts bond program. The total Grant Award was for \$3,468,000. After the renovation, the school and city will have an auditorium capable of handling professional performances. The community, as well as the students, will be able to participate in academic, cultural, and civic activities in a modernized, functional, and aesthetically pleasing environment.

The proposed alterations will permit professional performances to mid-sized audiences with a minimum seating capacity of 800 people, produced by local theatrical organizations. It will also permit performances produced by students, allow instruction for music, dance, drama, and provide a place for lectures to students, community and cultural organizations.

Advertised bids received and opened on February 12, 2002 by The School Board of Miami-Dade County, Florida have been tabulated and analyzed as follows:

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>ADDITIVE ALTERNATE</u>	<u>BASE BID</u>	<u>BASE BID &amp; ALTS. 3 &amp; 1</u>
Mexal Corp. Miami, FL	5%	1) 2,954 2) 26,190 3) 60,265 4) 14,000 5) 88,606 6) 110,000 7) 176,000 8) 55,000 9) 33,152	1) 36,987	\$4,200,000	\$4,176,722

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>ADDITIVE ALTERNATE</u>	<u>BASE BID</u>	<u>BASE BID &amp; ALTS. 3 &amp; 1</u>
Crisal Construction Co., Inc. Miami, FL	5%	1) 16,000 2) 14,500 3) 35,000 4) 6,000 5) 88,000 6) 180,000 7) 160,000 8) 60,000 9) 25,000	1) 15,000	\$4,477,000	\$4,476,000
SBR Joint Venture Miami, FL	5%	1) 100 2) 20,000 3) 11,000 4) 17,000 5) 34,000 6) 110,000 7) 190,000 8) 60,000 9) 50,000	1) 38,000	4,523,000	4,560,900
Pentagon Construction, Inc. Miami, FL	5%	1) 3,000 2) 32,000 3) 11,000 4) 4,000 5) 88,000 6) 171,000 7) 180,000 8) 65,000 9) 58,000	1) 29,000	4,577,000	4,603,000
Carivon Construction Co. Miami, FL	5%	1) 1,400 2) 12,000 3) 10,700 4) 30,000 5) 88,000 6) 95,000 7) 165,000 8) 50,000 9) 38,000	1) 22,000	4,588,000	4,604,600

Distribution

Base Bid	\$4,200,000.00
Deductive Alternate No. 3	-60,265.00
Additive Alternate No. 1	<u>36,987.00</u>
Total Contract	\$4,176,722.00
Project Architect's Fees	234,249.00
Other Professional Services	400,000.00
Project Contingency	<u>417,672.00</u>
Total Funds Required	\$5,228,643.00

Fund Source

Fund                    0391 - Other Categorical Construction  
Program                2627 - Hialeah Senior Project  
County Funds         \$ 3,468,000  
Location                7111

Description.

This project is for the renovation, remodeling and addition to Hialeah Senior Auditorium. This will be a state of the art performing arts facility which will contain the latest lighting and audio system. It will also update the safety to life systems, upgrade the theaters sight lines, increase the size of the stage, provide for the back of the house supporting spaces and provide new group toilets and make the facility ADA accessible.

Deductive Alternates

- Alternate No. 1- Eliminate trees on west side of access drive. Provide only sod and irrigation.
- Alternate No. 2- Eliminate trees and irrigation at Plaza 1 and Plaza 2. Openings shown for trees shall be eliminated, and pavers shall be provided at the eliminated openings.
- Alternate No. 3- In lieu of pavers at Plaza 1, Plaza 2, and walkway between Plaza 1 and Plaza 2 and East 48<sup>th</sup> Street, provide 4" thick reinforced concrete slab.
- Alternate No. 4- Eliminate stainless steel canopies above windows, as shown on drawings.
- Alternate No. 5- Eliminate Stage Rigging and Draperies.
- Alternate No. 6- Eliminate Theater Audio / Production Equipment.
- Alternate No. 7- Eliminate Stage Lighting Control System.

- Alternate No. 8- Eliminate Stage Lighting Fixtures.
- Alternate No. 9- Eliminate interior finish work at New Restrooms / Vestibules and various other items.

Additive Alternate

- Alternate No. 1- Demolish existing structures and other existing site improvements such as concrete walks, asphalt drives, metal sheds, screen enclosures on newly acquired property to the west of the existing school.

This project is scheduled for substantial completion within 365 calendar days of the contract, or on April 17, 2003.

The Project Architect, Orestes Rodriguez, P.A. recommended award of the contract to the low bidder, Mexal Corporation.

One hundred twenty-two pre-qualified contractors were notified of this project and five firms picked up plans and specifications.

<u>TITLE OF WORK</u>	<u>M.B.E. SUBCONTRACTORS</u>	<u>M.B.E. CATEGORY</u>	<u>PRICE</u>	<u>%</u>
Concrete Work	Cuven Corp.	W	\$ 510,000	12.2
Plastering / Stucco	C & F Decorating	AA	350,000	8.3
HVAC	Conditioned Air	AA	<u>465,000</u>	<u>11.1</u>
		Total	\$ 1,325,000	31.6

<u>M/WBE Eligibility</u>	<u>PRICE</u>	<u>%</u>
African American	\$ 815,000	19.4
Woman	<u>510,000</u>	<u>12.2</u>
Total	\$1,325,000	31.6

The Principal/Owner of Mexal Corporation is Mr. Francisco Llamozas.

RECOMMENDED: That The School Board of Miami-Dade County, Florida:

- a) authorize staff to adjust the capital budget by transferring \$1,500,000 from Program No. 0001 - Undistributed Capital Contingency to Program 2627 - Hialeah Senior Project;
- b) authorize staff to make the changes to the five year facilities work program resulting from this budget adjustment; and
- c) award Project No. A-0697, Remodeling of Auditorium, Hialeah Senior High School, on the basis of Base Bid and Deductive Alternate No. 3 and Additive Alternate No. 1 in the amount of \$4,176,722 to the low bidder:

Mexal Corporation  
4908-A SW 72<sup>nd</sup> Avenue  
Miami, Florida 33155

JA/nc