

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AWARD TO MCM CORPORATION  
PROJECT NO. A0726DB  
DESIGN-BUILD - NEW PROTOTYPE MIDDLE SCHOOL  
STATE SCHOOL "NN1" - RELIEF FOR LAWTON D. CHILES  
MIDDLE SCHOOL  
NW 75 PLACE BETWEEN NW 181 STREET AND  
THEORETICAL NW 185 STREET, MIAMI, FLORIDA** ] **ADDED**

**COMMITTEE: FACILITIES AND CONSTRUCTION REFORM**

Five Design-Build contractors responded to the Request for Qualifications and five were selected for invitation to bid on the design criteria. The construction budget is \$19,440,389. The DCP's construction cost estimate is \$20,143,913. The Base Bid of the low bidder is 11.4% over the budget.

The bids are over budget due to global market conditions resulting in significantly increased costs of steel, concrete, and other basic construction materials. This situation is further exacerbated by local market conditions wherein there is a current construction boom in the private and public sectors that has resulted in higher costs due to supply and demand.

This project includes minority business enterprise subcontracting assistance levels.

Two bids were received and opened on January 11, 2005 by The School Board of Miami-Dade County, Florida, have been tabulated and analyzed as follows:

| <u>BIDDER</u>                        | <u>BOND/<br/>CHECK</u> | <u>ALTERNATES</u>                            |  | <u>BASE BID</u> |
|--------------------------------------|------------------------|--|--|-----------------|
| MCM Corporation<br>Miami, FL         | 5%                     | Deductive Alt.#1<br>Site Plan B<br>(293,058) | Additive Alts.<br># 1 +69,848<br># 2 +91,335   | \$ 21,650,000   |
| Delant Construction Co.<br>Miami, FL | 5%                     | Deductive Alt.#1<br>Site Plan B<br>(532,000) | Additive Alts.<br># 1 +120,000<br># 2 +135,000 | \$ 24,500,000   |

**REVISED**

Distribution

|  |                     |
|--|---------------------|
| Base Bid (Design Build) .....          | <u>\$21,650,000</u> |
| Total Contract .....                   | 21,650,000          |
| Design Criteria Professional Fee ..... | 790,000             |
| Other Professional Services .....      | 746,253             |
| Administrative Overhead .....          | 1,941,500           |
| Project Contingency .....              | <u>1,082,500</u>    |
| Total Funds Required .....             | \$26,210,253        |

Fund Source

Fund            0302 / 0305 / 0306 / 0367 / 0379  
Program        2753 - S/S "NN1"  
Location       6611

Description

This project is for a new multi-story prototype middle school facility for 1,662 student stations (consisting of approximately 145,325 square feet) with an Enhanced Hurricane Protection Area (EHPA shelter), and all related site, traffic and off-site utilities work.

Deductive Alternate

(Deductive Alternate #1) Site Plan B-    Provide a credit for the difference in cost for construction of Site Plan Option B rather than Site Plan Option A.

Additive Alternates

(Additive Alternate #1)-                    Extend Design-Builders General warranty one (1) year warranty by one (1) additional year (total of two(2) years). This shall also include extension of one (1) year warranties noted on Section 01740 - Warranties.

(Additive Alternate #2)-                    Extend Design-Builders General warranty two (2) additional years (total of three (3) years). This shall also include extension of one (1) year warranties noted on Section 01740 - Warranties.

This project is a design-build project. It is scheduled for substantial completion on September 15, 2006, which is 604 calendar days from date of award.

05/21/06

The Design Criteria Professional, The Architectural Partnership and District staff recommended award of the contract to the low bidder, MCM Corporation.

The Principal/Owner of MCM Corporation is Mr. Jorge Munilla. The Project Architect is PJB Associates and the Principal/Owner is Mr. John Junkin.

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American and 6% Women. The recommended contractor will submit M/WBE subcontractors as participants in this project which will be reviewed and monitored for compliance with overall M/WBE assistance levels of 24%.

M/WBE Eligibility

None

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

- a) transfer \$ 3,219,253 from Program Nos. 2770 - MLCs 1 through 8, (\$1,156,028) and Program No. 2801 - Reserves - Impact Fees, (\$2,063,225) to Program 2753 - S/S "NN1"; and
- b) award Project No. A0726DB, Design-Build - New Prototype Middle School, State School "NN1" - Relief for Lawton D. Chiles Middle School, on the basis of Base Bid in the amount of \$ 21,650,000 to the low bidder: **ADDED**

MCM Corporation  
6201 SW 70 Street, 2<sup>nd</sup> Floor  
Miami, Florida 33143

JA/nc