

Business Operations
 Ofelia San Pedro, Deputy Superintendent

**SUBJECT: BID RECOMMENDATION
 PROJECT NO. A01030
 DESIGN-BUILD - NEW PROTOTYPE ELEMENTARY SCHOOL
 STATE SCHOOL "Y1" - RELIEF FOR JACK D. GORDON AND
 DR. GILBERT L. PORTER ELEMENTARY SCHOOLS
 SW 160 AVENUE & SW 144 STREET, MIAMI-DADE COUNTY, FLORIDA**

And

**PROJECT NO. A01019
 DESIGN-BUILD - NEW PROTOTYPE MIDDLE SCHOOL
 STATE SCHOOL "YY1" - RELIEF FOR RICHMOND HEIGHTS, REDLAND,
 HAMMOCKS AND ARVIDA MIDDLE SCHOOLS
 SW 157 AVENUE & SW 144 STREET, MIAMI-DADE COUNTY, FLORIDA**

COMMITTEE: FACILITIES AND CONSTRUCTION REFORM

Advertised bids for the design-build new additions at State School "Y1" and State School "YY1" received and opened on February 9, 2005 by The School Board of Miami-Dade County, Florida, have been tabulated and analyzed as follows:

Bidder	Bond/ Check	Base Bid A01030 S/S "Y1"	Base Bid A01019 S/S "YY1"	Combined Base Bid	Deductive Alternates S/S "Y1"
MCM Corporation	5%	\$16,662,068	*\$25,147,932	\$41,810,000	1) 25,335 2) 32,724 3) 29,485 4) 27,262 5) 22,613
James A. Cummings, Inc.	5%	\$19,319,065	*\$29,632,341	\$48,951,406	1) 91,060 2) 22,394 3) 34,385 4) 65,145 5) 122,390

*Includes \$50,000 Traffic Signal Allowance

The total project budget using the State Allowable cost per student station is \$14,396,640 for the Elementary School and \$32,766,720 for the Middle School for a combined total of \$47,163,360. Using a soft cost factor of 25%, results in a construction budget of \$35,372,520. The low bid is 15.3% over the allowable cost per student station. With the exclusion of extraordinary construction costs on both projects, our analysis indicates that the Elementary School is above the State allowable cost, therefore not making this award viable at this time.

In accordance with 1013.46 of Florida Statutes, a Board may declare an emergency due to providential causes resulting in overcrowding of students. Under this Statute, after stating the reasons why an emergency exists, the Board may negotiate the construction contract or modify the contract, including the specifications, with the lowest responsible bidder.

ADDED

It is apparent that several reasons beyond the Board's control have contributed to the excessive costs experienced in this bid. This is primarily due to extreme inflationary cost increases of materials in the construction industry. Also, unfavorable market conditions have caused a significant decrease in bidder participation resulting in less competition and higher prices. The additional time to redesign, re-advertise and re-bid these projects will inevitably delay the eventual completion and occupancy of these facilities exacerbating already overcrowded conditions due to the lack of availability of the 3128 student stations planned for these facilities.

Pending review of the legal opinion issued by the School Board Attorney, it is recommended that the Board authorize the Superintendent to negotiate or modify the construction contract with the lowest responsible bidder MCM Corporation, in an attempt to arrive at a reasonable cost for these facilities. If such negotiations are successful, it is intended that an item regarding this bid will be recommended to the Board.

RECOMMENDED: That The School Board of Miami-Dade County, Florida authorize the Superintendent to:

- a) pending review of the legal opinion issued by the School Board Attorney, authorize the Superintendent to negotiate or modify the construction contract with the lowest responsible bidder, MCM Corporation, for Project No. A01030, Design-Build, New Prototype Elementary School, State School "Y1" – Relief for Jack D. Gordon and Dr. Gilbert Porter Elementary Schools and Project No. A01019, Design-Build, New Prototype Middle School, State School "YY1" – Relief for Richmond Heights, Redland, Hammocks and Arvida Middle Schools; and
- b) if such negotiations are successful, it is intended that an item regarding this bid will be recommended to the Board.

JA:sma