

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT:           AWARD TO NAC CONSTRUCTION, INC.  
PROJECT NO. A01004  
DESIGN-BUILD - ADDITION AT  
KINLOCH PARK ELEMENTARY SCHOOL  
4275 NW FIRST STREET, MIAMI, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

Three design-build contractors submitted bids on March 8, 2005 for a two story classroom building with a construction budget of \$5,625,165. The construction budget includes \$1,142,675 of "extraordinary construction costs" which are exempt from the State cost per student station calculations. These "extraordinary construction costs" include off-site development costs and on-site costs which are a direct result of unique site conditions. The Design Criteria Professional's construction cost estimate is \$6,563,022. The independent cost estimate is \$4,995,985.

The recommended responsive low bidder is NAC Construction, Inc. in the amount of **\$5,519,000**. The apparent low bidder, Hewett-Kier Construction, Inc. has submitted a formal written withdrawal of its bid upon discovery of an error in their bid tabulation and is has been determined to be non-responsive.

This project includes minority business enterprise subcontracting assistance levels.

The bids received and opened on March 8, 2005 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 ALTERNATE #1</u>	<u>BASE BID</u>
Hewett-Kier Construction, Inc. Pompano Beach, FL	5%	\$ 61,000	\$ 4,642,000 (Non-responsive)
<b>NAC Construction, Inc.</b> Miami, FL	5%	\$ 35,000	<b>\$ 5,519,000</b>
Zurqui Construction Services, Inc. Miami, FL	5%	\$ 44,000	\$ 5,791,538

**REPLACEMENT  
F - 33**

Distribution

Base Bid (Design Build) .....	\$5,519,000
Total Contract .....	5,519,000
Design Criteria Professional Fee .....	198,977
Other Professional Services .....	203,798
Administrative Overhead .....	495,818
Project Contingency .....	275,950
Total Funds Required .....	\$6,198,543

Fund Source

Fund            0301 - Impact Fees - East  
Program        2085 - Kinloch Park Elementary  
Location       2781

Description

This project is for a new addition (2-story) containing 418 student station with a satellite kitchen/dining area. The scope of work also includes a new primary play area and parking lot.

Deductive Alternate

Alternate No. 1-     Relocation of FPL high tension lines.

This project is a design-build project. It is scheduled for substantial completion on September 16, 2006, which is 549 calendar days from date of award.

The Design Criteria Professional, Zyscovich, Inc. and District staff recommended award of the contract to the low, responsive bidder, NAC Construction, Inc.

The Principal/Owner of NAC Construction, Inc. is Mr. Nestor A. Castellon. The Project Architect is Architects International, Inc. and the Principal/Owner is Mr. Juan Crespi.

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, authorize the Superintendent to:

- a) transfer \$1,142,675 from Program 0001 Undistributed Capital Contingency to Program 2085 Kinloch Park Elementary; and
- b) award Project No. A01004, Design-Build - Addition at Kinloch Park Elementary School, on the basis of Base Bid in the amount of \$5,519,000 to the low, responsive bidder:

NAC Construction, Inc.  
9065 SW 87 Avenue, Suite 103B  
Miami, Florida 33176

JA/nc

