

Business Operations  
Ofelia San Pedro, Deputy Superintendent

**SUBJECT: AWARD TO MCM CORPORATION**  
**PROJECT NO. A01030**  
**DESIGN-BUILD - NEW 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, FL**  
**And**  
**PROJECT NO. A01019**  
**DESIGN-BUILD - NEW 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**

At the February 16, 2005 meeting, the School Board declared an emergency due to providential causes resulting in overcrowding of students, in accordance with 1013.46 of Florida Statutes. The Board further authorized the Superintendent to negotiate or modify the construction contract with the lowest responsible bidder, MCM Corporation, for the design-build new elementary school, State School Y-1 (Jack D. Gordon Elementary and Dr. Gilbert Porter Elementary Schools relief) and new middle school, State School YY-1, (Richmond Heights Middle, Redland Middle, Hammocks Middle and Arvida Middle Schools relief).

Five design-build contractors responded to the Request for Qualification and four were selected for invitation to bid on the design criteria. Two design-build contractors submitted bids on February 9, 2005. The original bids submitted on February 9, 2005 are 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) 27,282 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.

After extensive negotiations with MCM Corporation, a negotiated reduction in the contract award amount of **\$1,850,000** has been achieved resulting in a new amount of **\$39,960,000** for the combined base bid for both schools, inclusive of all five deductive alternates.

The total project cost using the maximum allowable cost per student station for the elementary school is \$14,396,640, (1,068 student stations at \$13,480 per student station), and \$34,497,792, (2,232 student stations at \$15,456 per student station), for the middle school, for a combined total of \$48,894,432. It should be noted that an adjustment in the total student stations was made when the middle school capacity was confirmed to be 2,232 student stations instead of the previous amount of 2,120 student stations. Using a "soft cost" factor of 25%, results in an allowable construction cost of \$36,670,824.

The original low bid amount of \$41,810,000 was \$5,139,176 (12.3%) over the allowable construction cost prior to the exclusions of applicable "extraordinary construction cost". However, during the negotiations period, \$4,363,000 of "extraordinary construction costs" was excluded from the calculation on both projects as permitted by the State. This amount in addition to the negotiated reduction amount of \$1,850,000 total \$6,213,500, which, when reduced from the original low bid amount of \$41,810,000 results in an adjusted amount of \$35,596,500 (under the maximum allowed construction cost), and therefore making the award viable.

Distribution

Combined Both Projects.....	\$40,097,439
Combined Deductive Alternates.....	<u>137,439</u>
Total Contract.....	39,960,000
Design Criteria Professional Fee.....	1,362,182
Other Professional Services.....	1,245,472
Administrative Overhead.....	2,524,856
Project Contingency .....	<u>1,602,182</u>
Total Funds Required .....	\$46,694,692

Fund Source

Fund - 0305/0321  
 Program - 2770/2777  
 Location - 6777/9128

Description

State School "Y1"

This project is for the construction of a new elementary school, with 1,068 student stations.

State School "YY1"

This project is for the construction of a new middle school, with 2,232 student stations.

Deductive Alternates (as part of the bid price for State School "Y1")

- Alternate No. 1- Covered Walkway from Building No. 2 to Staff Parking and provide 6'-0" wide concrete sidewalk.
- Alternate No. 2- Entire Plaza Area including all floor finishes and provide sodding instead.
- Alternate No. 3- Quarry Tile at Covered Walkways around Plaza Area and provide sealed concrete instead.
- Alternate No. 4- Eight Feet (8'-0") high estate type metal fence and gates at perimeter of site on SW 160<sup>th</sup> Avenue and SW 144<sup>th</sup> Street and provide chain link fence and gates instead.
- Alternate No. 5- Concrete Covered Walkway at both the Student's Drop-Off and the Bus Drop-Off and provide metal type Covered Walkways instead.

State School "Y1" is scheduled for substantial completion June 19, 2006, which is 460 calendar days from date of award.

State School "YY1" is scheduled for substantial completion on January 5, 2007, which is 660 calendar days from date of award.

The Design Criteria Professional, Brown & Brown / BRPH, JV, and 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 and 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%.

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

- 1) transfer \$2,793,327 from Program 2770 to Program 2777; and
- 2) award Project No. A01030, Design-Build, New Elementary School, State School "Y1" - Relief for Jack D. Gordon and Dr. Gilbert Porter Elementary Schools and Project No. A01019, Design-Build, New Middle School, State School "YY1" - Relief for Richmond Heights, Redland, Hammocks and Arvida Middle Schools on the basis of Combined Base Bid and Deductive Alternates in the negotiated amount of **\$39,960,000** to the low bidder:

MCM Corporation  
6201 SW 70 Street Second Floor  
Miami, 33143

VA/nc