

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           AWARD TO MCM CORPORATION  
PROJECT NO. A0811  
DESIGN-BUILD – NEW SENIOR HIGH SCHOOL  
STATE SCHOOL “WWW”  
RELIEF FOR MIAMI SPRINGS SENIOR  
WEST 18<sup>TH</sup> AVENUE, BETWEEN WEST 38<sup>TH</sup> STREET AND 41<sup>ST</sup>  
STREET, HIALEAH, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This project is for the construction of a new senior high school to relieve Miami Springs Senior High, which has been on double sessions for approximately three years. The ABC process will ensure that Miami Springs Senior High will be relieved. The subject school will contain 1,964 student stations and approximately 180,000 square feet, and will be built on an approximate 6.5-acre site. The school, which will be organized based on a “school within a school” concept, will include: one three-story classroom building which will house general classrooms, various types of labs, a media center, food and dining facilities and administrative space; a standalone art/music suite; a gymnasium building housed on top of a two-story parking structure; a standalone auditorium building; and a multi-purpose playfield.

Three Design/Build contractors responded to the Request for Qualifications and three were selected for invitation to bid on the design criteria package. One Design/Build contractor bid the project. The construction budget is \$40,887,998. The independent cost estimate is \$55,793,031. The Base Bid of the sole bidder is 9% under the independent cost estimate and within the state allowable cost per student station, once state allowed extraordinary costs are excluded.

This project includes minority business enterprise subcontracting assistance levels.

The bid which was received and opened on July 7, 2005 by The School Board of Miami-Dade County, Florida, was tabulated and analyzed as shown below. Staff recommends award of the Base Bid.

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>BASE BID</u>
MCM Corporation	5%	1) \$4,450,000	\$50,860,000
Miami, FL		2) \$ 122,000	
Addenda 1-6	Y	3) \$ 29,500	
TSA	Y	4) \$ 365,700	

Distribution

Base Bid (Design Build).....	\$50,860,000
Design Criteria Professional Fees.....	\$ 876,316
Other Professional Fees.....	\$ 864,116
Administrative Overhead.....	\$ 2,168,903
Project Contingency.....	\$ 1,485,547
Total Funds Required.....	\$56,254,882

Fund Source

Fund 0308 Impact Fee COP 2004-2005  
Fund 0309 Impact Fee COP 2001-2002  
Program 2676 S/S "WWW" Miami Springs Senior High Relief  
Location 0046

Deductive Alternates

- Alternate No. 1 - Remove two-story parking structure from scope of work and refer to site plan attached as Exhibit 2 for basis of deductive bid. Parking on grade list to be built in compliance with all MDCPS criteria and code requirements. All facilities, classrooms, gymnasium and basketball courts shown on base bid plans on roof of parking structure to be located on grade per new site plan.
- Alternate No. 2 - Delete all curtain walls shown at west and east side of entrance breezeway between north and south classroom wings, levels three and four (area between gridline 12 and 15). All circulation bridges to have standard railing. All areas to be non-air conditioned, providing doors at entrance to each classroom wing (north and south) at ends of circulation bridges.
- Alternate No. 3 - Delete curtain wall from stair located between gridline 9 and 10 and stair located between gridline 14 and 15. Both stairs to be left open. Provide louvered panels for protection from driven rain.

Alternate No. 4 - Replace all plant cast architectural panels shown on Revised Section Sheet A4401 (Exhibit 2) with paint finish site cast architectural concrete panels.

This project is a design-build project which is scheduled for substantial completion on September 21, 2007, 800 calendar days from the date of award.

The Design Criteria Professional, Spillis Candela, DMJM and District staff recommend award of the contract to the sole bidder.

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

The 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 completion with overall M/WBE assistance levels of 24%.

M/WBE Eligibility  
None

This item does not appear in the published agenda. There is good cause to vary from the agenda due to the bid opening date of July 6, 2005 and the severe overcrowding at the relief school, Miami Springs Senior High.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida, authorize the Superintendent to award Project No. A0811, Design/Build – New Senior High School, State School “WWW”, on the basis of Base Bid in the amount of \$50,860,000 to the sole bidder:

MCM Corporation  
6201 SW 70<sup>th</sup> Street  
Miami, FL 33143

RD/sa