

Office of School Facilities  
Rose Diamond, Chief Facilities Officer

**SUBJECT:           AWARD TO PAVARINI CONSTRUCTION CO. (SE), INC.  
PROJECT NO. A01017  
DESIGN-BUILD - NEW SENIOR HIGH SCHOOL  
STATE SCHOOL "CCC1"  
SOUTH DADE SENIOR HIGH SCHOOL REPLACEMENT  
28401 SW 167 AVENUE, HOMESTEAD, FLORIDA**

**COMMITTEE:       FACILITIES AND CONSTRUCTION REFORM**

This project is for the replacement of the existing facility with a new state-of-the-art high school. The school will contain 3,641 student stations and approximately 370,000 square feet. It includes two 3-story classroom buildings, a 3-story lab building, a 2-story Administration and Media Center, an Auditorium, Gymnasium, Kitchen / Dining facility, Art /Music Suite and the upgrading of existing athletic fields. The portion of the existing agricultural area containing the "grove" will be maintained in the new design. A new expanded agricultural area will also be provided. The school will also be a hurricane shelter (EHPA). The project includes demolition, multiple phasing and fast-track construction packages.

Three Design-Build contractors responded to the Request for Qualifications and three were selected for invitation to bid on the design criteria. The construction budget is \$63,980,148. The independent cost estimate is \$77,589,455. The Base Bid of the low bidder is 4.1% over the independent cost estimate.

This project includes minority business enterprise subcontracting assistance levels.

The two bids received and opened on June 21, 2005 by The School Board of Miami-Dade County, Florida, have been tabulated and analyzed as shown below. Staff recommends the award of the Base Bid and Deductive Alternate Nos. 2 and 3, however, Deductive Alternate No. 1 is not recommended as it adds no value or benefit to the District.

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>BASE BID</u>	<u>BASE BID &amp; ALT. # 2&amp;3</u>
Pavarini Construction Co. (SE), Inc. Miami Lakes, FL	5%	1) 100 2) 55,000 3) 1,100,000 4) 1,000,000 5) 148,000	\$ 80,777,000	\$ 79,622,000

- 6) 25,000
- 7) 224,000
- 8) 257,000
- 9) 33,000
- 10) 54,000
- 11) 15,000
- 12) -0-
- 13) 15,000
- 14) 7,500
- 15) 258,000
- 16) 175,000
- 17) 638,000
- 18) 38,000
- 19a) 49,000 b) 5,000

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>BASE BID</u>	<u>BASE BID &amp; ALT. # 2&amp;3</u>
James A. Cummings, Inc. Ft. Lauderdale, FL	5%	1) 480,000 2) 60,450 3) 292,458 4) 872,088 5) 189,434 6) 36,000 7) 100,000 8) 145,590 9) 69,010 10) 62,824 11) 5,625 12) 7,072 13) 24,565 14) 5,445 15) 183,634 16) 171,000 17) 1,092,484 18) 54,052 19a) 206,426 b) 32,000	\$ 82,462,000	\$ 82,109,092

Distribution

Base Bid (Design Build).....	\$80,777,000
Deductive Alternate Nos. 2 and 3 .....	<u>-1,155,000</u>
Total Contract .....	79,622,000
Design Criteria Professional Fee .....	2,600,197
Other Professional Services .....	1,061,827
Administrative Overhead.....	4,308,657
Project Contingency.....	<u>2,889,108</u>
Total Funds Required .....	\$90,481,789

## Fund Source

Fund 0394 – COPS 2003-04  
Program 2694 – South Dade Senior Replacement  
Location 7701

## Alternates

- Alternate No. 1- Delete the requirement for Professional Liability insurance to be "Project Specific". In paragraph 6, (b) REVISE insurance coverage as follows: Minimum Limits (this project) \$2,000,000 Maximum Deductible (this project) \$50,000
- Alternate No. 2- Delete the requirement to provide Test and Balance services by D/B.
- Alternate No. 3- Delete Asbestos Abatement work by D/B (in existing facility).
- Alternate No. 4- Delete demolition of existing buildings, demolition of existing basketball courts and capping of utilities at existing Science building by D/B.
- Alternate No. 5- Delete six (6) new tennis courts.
- Alternate No. 6- Delete wall mounted toilet fixtures and provide floor mounted toilet fixtures.
- Alternate No. 7- Delete new lighting at existing girls softball field.
- Alternate No. 8- Delete re-surfacing of existing track and electrical power at finish line.
- Alternate No. 9- Reduce the number of parking spaces from those shown as "provided" to the minimum "M-DCPS required" parking spaces.
- Alternate No. 10- Delete elevator #2.
- Alternate No. 11- In the connecting corridors between building modules, where the clear width of corridors is indicated as 15'-0", reduce clear width to 13'-0".
- Alternate No. 12- Delete windows and concrete eyebrows (window type D) at connecting corridors between building modules and provide type C windows at these locations.
- Alternate No. 13- Delete windows (window type C) and provide walls at ends of building modules corridors.

- Alternate No. 14- Delete windows (window type E) at stair towers and provide accent color and control joint design to replace window.
- Alternate No. 15- Delete the new Driver's Ed Range, shelter and automobile storage and delete requirement to provide a temporary Drivers Ed Range in the new Faculty/Staff parking.
- Alternate No. 16- Delete the removal of unsuitable soils and delete provision of new fill by D/B.
- Alternate No. 17- Delete off-site improvements by D/B.
- Alternate No. 18- Delete the "Cover" (canopy) for the walkway which separates the courtyard into two areas and goes north / south between the Art patio and classrooms modules.
- Alternate No. 19- Reduce the D/B's landscape / irrigation scope of work (contract amount) by twenty percent (20%), amount (A); and Delete removal of existing trees at Sector 2 and 3, amount (B).

This project is a design-build project. It is scheduled for substantial completion on September 14, 2008, which is 1,158 calendar days from date of award.

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

The Principal/Owner of Pavarini Construction Co. (SE), Inc. is Mr. Gary Glenewinkel. The Project Architect is Song & Associates, Inc. and the Principal/Owner is Ms. Young Song.

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 award Project No. A01017, Design-Build - New Senior High School, State School "CCC1" - South Dade Senior High School Replacement, on the basis of Base Bid and Alternate Nos. 2 and 3 in the amount of \$79,622,000 to the low bidder:

Pavarini Construction Co. (SE), Inc.  
14750 NW 77 Court, Suite 220  
Miami Lakes, Florida 33016

JA/nc