

Business Operations
Joe Arriola, Chief Business Officer

**SUBJECT: AWARD TO TRAN CONSTRUCTION, INC.
PROJECT NO. A-0750C
MEDIA CENTER ADDITIONS / RENOVATIONS
AND
PROJECT NO. A-0529
CLASSROOM ADDITION AND RENOVATIONS AT
MAE WALTERS ELEMENTARY SCHOOL
650 West 33 Street, Hialeah, Florida**

The construction budget for this project is \$2,722,698. The Base Bid of the low bidder is 24% under the budget.

This project includes minority business enterprise subcontracting assistance levels.

Advertised bids received and opened on January 29, 2002 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 ALTERNATES</u>	<u>COMBINED BASE BID A&B</u>
Tran Construction, Inc. Miami Beach, FL	5%	Base Bid (a) 1) 8,000 2) 7,000 Base Bid (b) 1) 140,000 *2) 35,	\$ 2,070,000
BDI Construction Co. Miami, FL	5%	Base Bid (a) 1) 15,000 2) 4,000 Base Bid (b) 1) 120,000 2) 60,000	2,593,000
Carivon Construction Co. 5% Miami, FL		Base Bid (a) 1) 6,000 2) 2,500 Base Bid (b) 1) 105,000 2) 49,000	2,833,000

<u>BIDDER</u>	<u>BOND/ CHECK</u>	<u>DEDUCTIVE ALTERNATES</u>	<u>COMBINED BASE BID A&B</u>
VRV Construction Corp. Miami, FL	5%	Base Bid (a) 1) 12,000 2) 2,100	2,951,000
		Base Bid (b) 1) 100,000 2) 48,000	
Mexal Corp. Miami, FL	5%	Base Bid (a) 1) 20,300 2) 6,510	3,011,000
		Base bid (b) 1) 84,470 2) 71,226	

*Contractor submitted this amount with Bid Proposal and was found to be a waivable irregularity, by the School Board Attorney, because it comports with other bids for this item as being \$35,000.

Distribution

Base Bid	\$2,070,000.00
Total Contract	2,070,000.00
Project Architect's Fees	204,634.00
Other Professional Services	150,000.00
Project Contingency	<u>207,000.00</u>
Total Project Budget Required	\$2,631,634.00

Fund Source

Fund 0312 - COBI Series 1996A
Program 2355 - Mae Walters Project
Location 5711

Description

A-0750C - This project is for the addition of a media center, computer at teachers' lounge, elevator and stairway at Mae Walters Elementary School.

Deductive Alternate No. 1- Omit construction of new elevator, stair tower, and covered walkway to building 5 as shown on drawings.

Deductive Alternate No. 2- Omit remodeling of existing media center, CCTV, workroom, as shown on drawings.

A-0529 - This project is for the addition of a music suite, art suite, primary classroom, and other core spaces at Mae Walters Elementary School. It also includes a parking lot and Safety-to-Life upgrades at existing buildings.

Deductive Alternate No. 1- Omit covered walk connecting proposed Building #5 to existing Building #1.

Deductive Alternate No. 2- Omit the planting of certain trees as shown on drawing A-0.1, Landscaping plan.

Site exception for this site was approved by the Board at its meeting of October 11, 2000, Item J-25.

These projects are scheduled for substantial completion within 450 calendar days of the contract, or on June 6, 2003.

The Project Architect, The Russell Partnership, Inc. recommended award of the contract to the low bidder, Tran Construction, Inc.

One hundred twenty-two pre-qualified contractors were notified of this project and eight firms picked up plans and specifications.

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American and 6% Women. The recommended contractor has submitted the following M/WBE subcontractors as participants in this project which were reviewed for compliance with overall M/WBE assistance levels of 24%.

<u>TITLE OF WORK</u>	<u>M.B.E. SUBCONTRACTORS</u>	<u>M.B.E. CATEGORY</u>	<u>PRICE</u>	<u>%</u>
Demolition	BMA Construction	AA	45,000	2.2
Site Paving	" "	AA	150,000	7.3
Walks, Curbs & Gutters	" "	AA	92,000	4.4
Partition	All Specialty	W	70,000	3.4
Toilet Room Access	" "	W	<u>85,000</u>	<u>4.1</u>
		Total	\$ 442,000	21.4

<u>M/WBE Eligibility</u>		<u>%</u>
African American	\$287,000	13.9
Woman	<u>155,000</u>	<u>7.5</u>
Total	\$ 442,000	21.4

The Principal/Owner of Tran Construction, Inc. is Mr. Henry Loudon.

Survey recommendation is attached.

RECOMMENDED: That The School Board of Miami-Dade County, Florida award Project No. A-0750C, Media Center Additions/ Renovations and Project No. A-0529, Classroom Addition and Renovations, Mae Walters Elementary School, on the basis of Base Bid in the amount of \$2,070,000 to the low bidder:

Tran Construction, Inc.
420 Lincoln Road, Suite M-1
Miami Beach, Florida 33139

SAL/nc

Site: The site consists of one parcel contains a total of 3.73 acres. The administrative unit is located at 650 West 33rd Street in Hialeah. Water is provided and sewage is disposed by public systems. Parking is partially developed and drainage is inadequate. The site size is below the required acreage for the present capacity of the school.

Buildings: The plant consists of nine permanent buildings and *three* satisfactory relocatable units. The heating capacity of the permanent buildings is inadequate. Air conditioning is provided in all student and staff occupied spaces. Artificial lighting is inadequate.

Total Existing Satisfactory Student Stations: 792

General Conditions of Permanent Buildings: The exterior and interior are in fair condition.

Other Conditions: None

Recommendations:

- A. Capital Outlay Classification: C-1 for Grades K-5
 - B. Student Transfers: *Excess student to other area schools.*
 - C. Site Expansion: New construction contingent upon site expansion of 6.27 acres and/or approval of site exception by the Board.
 - D. * Site Development & Improvement: Bus drop-off (21000 NSF); parent drop-off (2000 NSF); covered walkway (2000 NSF); correct drainage problems.
 - E. Remodeling: *Remodel media center to an intermediate classroom (990 NSF) --Plus 30; teacher lounge (266 NSF); administrative storage (120 NSF); two staff restrooms (90 NSF); count at zero capacity one satisfactory relocatable unit with 30 student stations planned for replacement as allowed in HB-17A section 28(b)1. Transfer two satisfactory relocatable units with 48 student stations to other district use*
 - F. Renovations: Upgrade HVAC, windows, lighting, and ceiling in Buildings 01 thru 04 (46039 NSF).
 - G. * New Construction: Primary classroom (1120 NSF) -- Plus 25; art laboratory (1545 NSF); music laboratory (1840 NSF); P.E. storage (300 NSF); custodial closet (75 NSF); handicapped accessible staff toilet (43 NSF); four handicapped accessible student toilets (250 NSF); media center and related spaces (4300 NSF).
 - H. Recommended Student Stations: *847*
 - I. Recommended Capacity: *847*
- * Recommendation of design spaces and square footage are based on survey approved projects for which the design or design-build contract was executed prior to May 30, 1997 (Reference HB 17-A Section 37).