

Business Operations  
Facilities Operations and Legislative Support  
Suzanne A. Marshall, Administrative Director

**SUBJECT: REJECT ALL BIDS**  
**PROJECT NO. A-0701**  
**DESIGN-BUILD - ADDITION (S/S "FF")**  
**KEY BISCAYNE ELEMENTARY SCHOOL**  
**150 W. McIntyre Street, Key Biscayne, Florida**

REVISED

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

Five Design/Build contractors responded to the Request for Qualifications and five were selected for invitation to bid on the design criteria.

The Design Criteria Professional's final construction cost estimate is \$7,266,077. The Base Bid of the low bidder is 30.5% over the estimate.

This project includes minority business enterprise subcontracting assistance levels.

Advertised bids received and opened on October 1, 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>BASE BID</u>
Betancourt, Castellon Associates, Inc. Miami, FL	5%	1) 25,000 2) N/A 3) 115,000	\$9,479,000
MCM Corporation Miami, FL	5%	1) 64,000 2) N/A	9,639,000
General Contractors & Construction Management, Inc. Miami, FL	5%	1) 20,688 2) N/A 3) 161,235	9,875,000
James B. Pirtle Construction Co. Davie, FL	5%	1) 85,000 2) N/A 3) 151,000	9,950,000

**REVISED**  
**E - 45**

Description

This project consists of a multistory classroom building with parking on grade and a single story kitchen/dining building totaling approximately 60,000 SF of air-conditioned area and related site improvements on a 6.45 acre site.

Alternates

Deductive Alternate No. 1- The substitution of the 4' high estate fencing on the perimeter of the site for 4' high vinyl coated (green) chain link fencing.

Deductive Alternate No. 2- N/A

Deductive Alternate No. 3- The deletion of interior finishes for the six (6) intermediate classrooms and 6 adjacent individual restrooms/vestibules at the third level of the classroom building. The total area that will be unfinished is approximately 5,880 SF. The classrooms and toilets within the designated area will not receive flooring, interior wall or ceiling finishes, finish electrical including fixtures and trim, plumbing fixtures. Required structural shell, rough electrical and rough plumbing remain in contract and are not part of the deductive alternate. The interior corridor at the 3<sup>rd</sup> floor level must be complete. Both corridor walls must be provided with all required doors. The building exterior perimeter must be complete. All exterior finishes, including but not limited to roof, exterior doors and windows, remain in contract and are not part of the deductive alternate.

The Design Criteria Professional, Spillis Candela DMJM and staff, recommended rejection of the contract because all bids significantly exceed the construction budget.

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

- a) reject all bids on Project No. A0701, Design-Build, Addition (S/S "FF"), Key Biscayne Elementary School because they significantly exceed the construction budget; and
- b) direct the Superintendent to have the architect of record review and redesign the scope of work and rebid the project at no additional cost to the District pursuant to the architect's contract.

REVISE!

JA/nc