

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT:           AWARD TO NAC CONSTRUCTION, INC.  
PROJECT NO. A0556  
ADDITIONS, RENOVATIONS AND REMODELING  
POINCIANA PARK ELEMENTARY SCHOOL  
6745 NW 23 Avenue, Miami, Florida**

**COMMITTEE:       FACILITIES MANAGEMENT**

This project has been designated as an open project for all pre-qualified competitive bidders. It also includes minority business subcontracting assistance levels REVIS

The construction budget for this project is \$3,139,839. The Base Bid of the low bidder is 2.6% under the budget.

Advertised bids received and opened on November 4, 2003 by The School Board of Miami-Dade County, Florida have been tabulated and analyzed as follows:

| <u>BIDDER</u>  | <u>BOND/<br/>CHECK</u> | <u>DEDUCTIVE<br/>ALTERNATES</u>           | <u>BASE BID</u> |
|--|------------------------|---|-----------------|
| NAC Construction, Inc.<br>Miami, FL                    | 5%                     | 1) - 10,000<br>2) - 40,000<br>3) - 30,000 | \$ 3,059,000    |
| BDI Construction Co.<br>Miami, FL                      | 5%                     | 1) - 17,000<br>2) - 32,500<br>3) -178,000 | 3,157,000       |
| Kalex Construction &<br>Development, Inc.<br>Miami, FL | 5%                     | 1) - 21,000<br>2) - 30,000<br>3) - 37,000 | 3,362,000       |
| Sessoms Construction<br>Co, Inc.<br>Hollywood, FL      | 5%                     | 1) - 20,000<br>2) - 28,000<br>3) - 26,000 | 3,397,485       |
| TJ Builders Corp.<br>Miami, FL                         | 5%                     | 1) - 30,000<br>2) - 20,000                | 3,469,000       |

| <u>BIDDER</u>  | <u>BOND/<br/>CHECK</u> | <u>DEDUCTIVE<br/>ALTERNATES</u>           | <u>BASE BID</u> |
|--|------------------------|---|-----------------|
| Hewett-Kier Construction,<br>Inc.<br>Pompano Beach, FL   | 5%                     | 1) - 33,240<br>2) - 72,633<br>3) - 33,529 | 3,515,838       |
| Zurqui Construction<br>Service, Inc.<br>Miami, FL        | 5%                     | 1) - 27,075<br>2) - 30,000<br>3) - 43,135 | 3,538,186       |
| Pentagon Construction<br>Construction, Inc.<br>Miami, FL | 5%                     | 1) - 29,000<br>2) - 30,000<br>3) - 26,000 | 3,949,000       |

Distribution

|                                     |                    |
|-------------------------------------|--------------------|
| Base Bid .....                      | <u>\$3,059,000</u> |
| Total Contract .....                | 3,059,000          |
| Project Architect's Fees .....      | 225,175            |
| Other Professional Services .....   | 432,654            |
| FF&E .....                          | 247,195            |
| Administrative Overhead .....       | 349,803            |
| Project Contingency .....           | <u>305,900</u>     |
| Total Project Budget Required ..... | <u>\$4,619,727</u> |

Fund Source

Fund            0306 - Effort In Index Grants  
                  0377 - LOML 2000-2001  
Program        2247 - Poinciana Park Elementary Project  
Location       4501

Description

This project is for the new construction of Art and Music suite, media center, E.S.E. drop-off, elevator, fire alarm, P/A system and various Safety-to-Life corrections. Remodeling of existing media center for Bilingual education, two (2) itinerant offices and conference room. Site improvements include new fencing, irrigation and sodding, new electrical room, sewer connection and parking lot expansion. Remodeling includes administration office, interior/exterior painting, replacement of chalkboards and cabinets, partial flooring replacement, group restrooms and various Safety-to-Life corrections. Renovations include various Safety-to-Life corrections.

Deductive Alternates

Alternate No. 1- Fencing.

Alternate No. 2- Irrigation.

Alternate No. 3- Sodding.

This project is scheduled for substantial completion within 430 calendar days of the contract, or on January 22, 2005.

The Project Architect, Architeknic Architects recommended award of the contract to the low bidder, NAC Construction, Inc.

One hundred fifty pre-qualified contractors were notified of this project and fourteen 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>  |
|----------------------|------------------------------|-----------------------|----------------|-----------|
| HVAC                 | Apex                         | W                     | 237,000        | 8         |
| Electrical           | A-Plus                       | AA                    | <u>600,000</u> | <u>20</u> |
|                      |                              | Total                 | \$837,000      | 28        |

  

|                          |                |          |
|--------------------------|----------------|----------|
| <u>M/WBE Eligibility</u> |                | <u>%</u> |
| African American         | \$600,000      | 20       |
| Woman                    | <u>237,000</u> | <u>8</u> |
| Total                    | \$837,000      | 28       |

This project was bid with M.B.E. subcontracting assistance levels of 18% African-American and 6% Women. The Contractor's compliance with these levels will be

The Principal/Owner of NAC Construction, Inc. is Mr. Nestor Castellon. The Principal of Architeknic Architects is Ms. Lourdes Rodriguez.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida award Project No. A0556, Additions, Renovations and Remodeling, Poinciana Park Elementary School, on the basis of Base Bid in the amount of \$3,059,000 to the low bidder:

NAC Construction, Inc.  
9065 SW 87 Avenue, Suite 103B  
Miami, Florida 33176

**JA/nc**