

Office of School Facilities  
Jaime G. Torrens, Chief Facilities Officer

**SUBJECT:**                   **AWARD TO MCM CORP.  
PROJECT NO. 00176800  
NEW ADDITIONS, RENOVATIONS AND  
HISTORICAL RESTORATION AT  
MIAMI SENIOR HIGH SCHOOL  
2450 SW 1 STREET, MIAMI, FLORIDA;**

**AND**

ADDED

**PROJECT STATUS REPORT**

**COMMITTEE:**                   **FACILITIES AND CONSTRUCTION REFORM**

**LINK TO  
STRATEGIC PLAN:**                   **IMPROVE CONSTRUCTION SERVICES**

On June 17, 2009 the School Board approved Item H-13 proffered by Vice Chair, Dr. Marta Pérez, requesting a monthly construction update of Miami Senior High School.

The following are recent developments pertaining to the above subject school:

- Reroofing of existing buildings continues as scheduled
- Bids for construction were received, as detailed below.

This project is for new additions, renovations and historical restoration at Miami Senior High School, Project No. 00176800.

Thirty-three (33) pre-qualified contractors were notified of this project and ten (10) firms picked up plans and specifications.

The budget for this project is \$54,500,000. The Base Bid of the low bidder is 8.6% under the budget.

This project includes Minority Business Enterprise Subcontracting Assistance Levels.

**F - 10  
(FORMERLY F - 31)**

REVISED

Advertised bids received and opened on October 2, 2009 by The School Board of Miami-Dade County, Florida were tabulated and analyzed as follows:

BIDDER	BOND/CHECK	DEDUCTIVE ALTERNATES	BASE BID
Munilla Construction Mgmt., LLC d/b/a MCM Corp.	5%	1) 2,718,000 2) 2,083,000	\$ 49,800,000
Suffolk Construction Company, Inc.	5%	1) 2,650,000 2) 5,298,000	\$ 50,921,000
James A Cummings, Inc.	5%	1) 2,972,000 2) 2,552,000	\$ 53,900,000
KM/Plaza, A Joint venture	5%	1) 2,068,493 2) 1,976,010	\$ 55,770,727
Pirtle Construction Company	5%	1) 2,458,000 2) 5,107,000	\$ 55,900,000
Facchina Construction of Florida, LLC	5%	1) 2,709,000 2) 1,998,000	\$ 56,822,000

**Distribution**

Base Bid .....	\$49,800,000
Total Contract .....	49,800,000
Project Contingency.....	4,980,000
Total Project Budget Required.....	\$54,780,000

**Fund Source**

Fund           0399  
Object        5630  
Location      7461  
Program       2672  
Function      7400

**Description**

The Scope of Work under this project is comprised of the following:

1. On-Off Site Utilities and General Improvements:
  - a. The onsite improvements will include the vacating of SW 1<sup>st</sup> Street between SW 24<sup>th</sup> and 25<sup>th</sup> Avenues and other areas on SW 24<sup>th</sup> Avenue.
  - b. Offsite improvements, street and sidewalk improvements, and parent and bus drop-off areas.
  - c. Improvements to existing underground utilities located on and off site.

d. Site Development: Includes but is not limited to; parking lots, courts, hardscape plazas, landscaped areas, and fenced play area.

2. Historic Rehabilitation:

Built in 1927, Miami Senior High School is a Nationally Registered Historical Landmark. Building No. 1,3,4,6 (Main Buildings and Gymnasium) are historic buildings, the overall site is designated with landmark status. The project includes extensive rehabilitation of these buildings.

3. Demolition of Non-Contributing Building Additions are included as part of the project.

4. New Construction Consisting of:

Building No. 2 and 5 are two story buildings. Refer to Alternates for Building 5. Building 3A, is a new three story addition to existing Building No. 3 (Historic). Building 7A is a new one story automotive vocational building. Building 8 – Is a new 3-level parking garage to the east of SW 25<sup>th</sup> Avenue.

5. Building Renovation: Non-historic. Existing Building No. 7, built in the early 1990s, will remain and is scheduled to be fully remodeled.

**Deductive Alternates (will not be selected)**

**Alternate No. 1** – Delete construction of Building No. 8 (three story parking garage), construct surface parking lot, parking lot lighting, drainage, and other work as depicted in the bid drawings.

**Alternate No. 2** – Delete construction of Building No. 5 and adjacent surface parking lot, as depicted in the bid drawings.

**General Information**

This project is scheduled for substantial completion on November 18, 2013, which is 1,496 calendar days from date of award.

Staff and the Project Architect, Zyscovich Architects, recommended award of the contract to the low bidder, MCM Corp.

The Principal/Owner of MCM Construction Corp. is Jorge Munilla. This firm is located at 6201 SW 70<sup>th</sup> Street Second Floor.

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%

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

- 1) authorize the Superintendent to award Project No. 00176800, New Additions, Renovations and Historical Restoration at Miami Senior High School, on the basis of Base Bid in the amount of \$49,800,000 to the low bidder;

MCM Corp.  
6201 SW 70<sup>th</sup> Street Second Floor  
Miami, Florida 33143; and

- 2) receive the Status Report for capital work at Miami Senior High School project. ] ADDED

JA/nc