



AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ITEM No.:
JJ-1.

MEETING DATE	2019-02-20 10:05 - Regular School Board Meeting
AGENDA ITEM	ITEMS
CATEGORY	JJ. OFFICE OF FACILITIES & CONSTRUCTION
DEPARTMENT	Facilities Construction

Special Order Request <input type="radio"/> Yes <input checked="" type="radio"/> No
Time
Open Agenda <input checked="" type="radio"/> Yes <input type="radio"/> No

TITLE:

Construction Bid Recommendation of \$500,000 or Greater - ITB 18-179C - Oakridge Elementary School - Hollywood - OAC Action Construction Corp. - SMART Program Renovations - Project No. P.001712

REQUESTED ACTION:

Approve the recommendation to award the Construction Agreement to OAC Action Construction Corp. for the lump sum amount of \$3,777,372.43 and approve additional funding in the amount of \$1,473,860.

SUMMARY EXPLANATION AND BACKGROUND:

Scope of Work: See Executive Summary (Exhibit 1).
This Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel.

SCHOOL BOARD GOALS:

Goal 1: High Quality Instruction Goal 2: Continuous Improvement Goal 3: Effective Communication

FINANCIAL IMPACT:

The financial impact of approving this Construction Bid Recommendation is \$3,777,372.43. This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is an additional impact to the project budget. These funds in the amount of \$1,473,860 will come from the Capital Projects Reserve.

EXHIBITS: (List)

(1) Executive Summary (2) Recommendation Tabulation (3) ADEFP (4) Agreement (5) Collaboration Form

BOARD ACTION:
APPROVED
(For Official School Board Records Office Only)

SOURCE OF ADDITIONAL INFORMATION:	
Name: Phil D. Kaufold, Task Asgd. Director Constr.	Phone: 754-321-1532
Name: Daniel Jardine, CBRE Heery Director	Phone: 754-321-4850

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Senior Leader & Title

Mary Ann May - Task Assigned Chief Facilities Officer

Approved In Open Board Meeting On:

FEB 20 2019

By: *Heather P. Bratton*
School Board Chair

Signature
Frank L. Girardi
2/7/2019, 3:34:11 PM

EXECUTIVE SUMMARY

Construction Bid Recommendation of \$500,000 or Greater
ITB 18-179C
Oakridge Elementary School, Hollywood
OAC Action Construction Corp.
SMART Program Renovations
Project No. P.001712

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Contractor:	OAC Action Construction, Corp.
Notice to Proceed Date:	Pending Board Approval
Budget:	See below

GENERAL OVERVIEW:

This item is requesting authorization to award a Lump Sum Contract for construction of the Oakridge Elementary School SMART Program Renovations to OAC Action Construction, Corp., in the amount of \$3,777,372.43. The scope of work for this project includes, but not limited to, improvements to Building 2 (includes building envelope improvements, HVAC improvements, and fire alarm), media center improvements, HVAC improvements, building envelope improvements, and fire alarm.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on December 13, 2018 from a total of four (4) bidders. On December 14, 2018, staff posted a recommendation to award the project to Overholt Construction Corp. (Overholt), contingent upon the execution and return of a written contract within twenty (20) consecutive calendar days after receipt of written Notice of Intent to Award. Overholt refused to honor the terms of its submitted bid and would not return the signed Agreement. Procurement and Warehousing Services has therefore recommended the award of the project be made to OAC Action Construction, Corp., the second lowest responsive, responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The proposal from OAC Action Construction, Corp. exceeds the available funds and requires additional funding to proceed with the SMART Program Renovations. CBRE | Heery recommends that the Board approve additional funding in the amount of \$1,473,860.

The budgetary pressure comes from the increase in roofing (building envelope improvements), HVAC improvements, and fire alarm system costs. Originally budgeted at \$7.35/square foot (SF) in MAPPS, the roofing unit cost has increased to \$19/SF, leading to a building envelope improvements overage of \$400,000. The HVAC improvements unit cost also increased from what was originally budgeted in MAPPS, leading to an overage of \$440,000. And finally, originally budgeted at \$169,000 in MAPPS, the cost to replace the fire alarm system has increased, leading to an overage of \$530,000.

The overall project budget for the SMART Program Renovations at Oakridge Elementary School is \$3,606,000. Of this amount, the pre-bid construction budget is \$2,437,500 and the pre-bid construction contingency is \$243,750 (10% of construction budget). The balance of the budget is for costs such as design fees, program management fees, and other soft costs.

The proposal that was received from OAC Action Construction, Corp. was for \$3,777,372.43. This proposal is \$1,339,872.43 over the pre-bid construction budget [\$3,777,372.43 (proposal amount) - \$2,437,500 (pre-bid construction budget)]. In addition, in order to maintain a 10% construction contingency for the project, the contingency needs to be increased by \$133,987.57 [\$377,373.57 (10% value of proposal) - \$243,750 (pre-bid construction contingency)].

The total requested increase to the overall project budget for the SMART Program Renovations is therefore \$1,473,860 (\$1,339,872.43 + \$133,987.57). This will result in a revised overall project budget of \$5,079,860 for the SMART Program Renovations.

OAC Action Construction, Corp. is not a certified Minority/Women Business Enterprise (M/WBE). However, OAC Action Construction, Corp. has committed to M/WBE Participation of 26.47% for this project through the use of a certified M/WBE subcontractor.

This Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel.

For the latest Bond Oversight Committee Quarterly Report information regarding this project [click here](#).



RECOMMENDATION TABULATION

ITB #:	<u>18-179C</u>	Tentative Board Meeting Date*:	<u>March 5, 2019</u>	
Hard Bid Title:	<u>OAKRIDGE ELEMENTARY</u>	# Notified:	<u>2384</u>	# Downloaded: <u>41</u>
	<u>SMART PROGRAM RENOVATIONS</u>	# of Responses Rec'd:	<u>4</u>	# of "No Bids": <u>0</u>
For:	<u>OFFICE OF FACILITIES AND CONSTRUCTION</u>	Select One Opening Date:	<u>December 13, 2018</u>	
	(School/Department)			
Fund:	<u>SMART</u>	Advertised Date:	<u>October 31, 2018</u>	

POSTING OF Select One RECOMMENDATION/TABULATION: Select One Recommendations and Tabulations will be posted in the Procurement & Warehousing Services and www.Demandstar.com on January 25, 2019 @ 3:00PM and will remain posted for 72 hours. Any person who is adversely affected by the decision or intended decision shall file a notice of protest, in writing, within 72 hours after the posting of the notice of decision or intended decision. The formal written protest shall be filed within ten (10) days after the date the notice of protest is filed. Failure to file a notice of protest or failure to file a formal written protest shall constitute a waiver of proceedings under this chapter. Section 120.57(3) (b), Florida Statutes, states that "The formal written protest shall state with particularity the facts and law upon which the protest is based." Saturdays, Sundays, state holidays and days during which the District is closed shall be excluded in the computation of the 72-hour time period provided. Filings shall be at the office of the Director of Procurement & Warehousing Services, 7720 West Oakland Park Boulevard, Suite 323, Sunrise, Florida 33351. Any person who files an action protesting an intended decision shall post with the School Board, at the time of filing the formal written protest, a bond, payable to The School Board of Broward County, Florida, (SBBC), in an amount equal to one percent (1%) of the estimated value of the contract. Failure to post the bond required by SBBC Policy 3320, Part VIII, Purchasing Policies, Section N, within the time allowed for filing a bond shall constitute a waiver of the right to protest.

(*) The Cone of Silence, as stated in the ITB / RFP / RFQ / HARD BID, is in effect until it is approved by SBBC. The Board meeting date stated above is tentative. Confirm with the Purchasing Agent of record for the actual date the Cone of Silence has concluded.

REVISED RECOMMENDATION TABULATION

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ADVERTISED THE BID 18-179C OAKRIDGE ELEMENTARY SCHOOL SMART PROGRAM RENOVATIONS ON OCTOBER 31, 2018; FOUR (4) PROPOSALS WERE RECEIVED:


- WEST CONSTRUCTION, INC
- OVERHOLT CONSTRUCTION CORPORATION
- OAC ACTION CONSTRUCTION, CORP.
- LEGO CONSTRUCTION CO.

ON DECEMBER 14, 2018, STAFF POSTED A RECOMMENDATION TO AWARD THE PROJECT TO OVERHOLT CONSTRUCTION CORPORATION ("OVERHOLT"), CONTINGENT UPON THE EXECUTION AND RETURN OF A WRITTEN CONTRACT WITHIN TWENTY (20) CONSECUTIVE CALENDAR DAYS AFTER RECEIPT OF WRITTEN NOTICE OF INTENT TO AWARD. OVERHOLT FAILED TO TIMELY EXECUTE AND RETURN A WRITTEN CONTRACT.

IT IS NOW RECOMMENDED THAT THE AWARD BE MADE TO THE SECOND LOWEST, RESPONSIVE, RESPONSIBLE BIDDER THAT MET THE SPECIFICATIONS, TERMS AND CONDITIONS OF THE BID:

OAC ACTION CONSTRUCTION, CORP.

THIS AWARD SHALL BE CONTINGENT UPON SUCCESSFUL COMPLETION OF A WRITTEN AGREEMENT.

By:  _____ Date: January 25, 2018
(Purchasing Agent)

The School Board of Broward County, Florida, prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, gender expression, national origin, marital status, race, religion, sex or sexual orientation. Individuals who wish to file a discrimination complaint, may call the Executive Director, Benefits & EEO Compliance at 754-321-2150 or Teletype Machine (TTY) at 754-321-2158.

Individuals with disabilities requesting accommodations under the Americans with Disabilities Act (ADA) may call the Equal Educational Opportunities (EEO) at 754-321-2150 or Teletype Machine (TTY) at 754-321-2158.

Oakridge Elementary School

Adopted District Educational Facilities Plan

Project	Program Year 1	Program Year 2	Program Year 3	Program Year 4	Program Year 5	Total	Scope
There are no DEFP projects for this location.							

SMART Program

Project	Program Year 1	Program Year 2	Program Year 3	Program Year 4	Program Year 5	Total	Scope
Renovation	946,000*					946,000	Replacement of Building 2
Renovation	168,000*					168,000	Media Center Improvements
Renovation	1,026,000*					1,026,000	HVAC Improvements
Renovation	1,214,000*					1,214,000	Building Envelope Improvements (Roof, Window, Ext Wall, etc.)
Safety & Security	252,000*					252,000	Fire Alarm
SMART Sub-Total	3,606,000					3,606,000	

Completed

Project	Program Year 1	Program Year 2	Program Year 3	Program Year 4	Program Year 5	Total	Scope
SMART			50,000			50,000	Music Equipment Replacement
SMART		67,000				67,000	Wireless Network Upgrade
SMART		13,000				13,000	Technology Infrastructure (Servers, Racks, etc.) Upgrade
SMART	100,000					100,000	School Choice Enhancement
SMART		154,000				154,000	Additional Computers to Close Computer Gap
SMART		8,000				8,000	CAT 6 Data Port Upgrade
Complete Sub-Total	100,000	242,000	50,000			392,000	

School Total	3,706,000	242,000	50,000	0	0	3,998,000
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*Project Scope Included:
 Year 1 total scope \$3,606,000
 Total value of scope \$3,606,000

NOTE: Funding provided for all schools to achieve the district standard for Single Point of Entry.



The School Board of Broward County, Florida
 Procurement & Warehousing Services Department
 7720 W. Oakland Park Blvd., Suite 323
 Sunrise, Florida 33351 (754) 321-0505

Document 00520: Agreement Form

THIS AGREEMENT made and entered into this 20th day of February, 2019 by and between

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

(Hereinafter referred to as "**Owner**" and

OAC ACTION CONSTRUCTION CORP.

(Hereinafter referred to as "**Contractor**").

WHEREAS, Owner is the owner of certain real property located in Broward County and Owner desires to have:

Bid No.:	18-179C
Project No.:	P.001712
Location No.:	0461
Project Title:	SMART Program Renovations
Facility Name:	Oakridge Elementary School

Work of this Contract comprises the general construction of, but not limited to, renovations, including, but not limited to:

HVAC improvements, replacement of chillers, replacement of the HVAC controls, re-roofing, complete Fire Alarm replacement, Media Center improvements & Cafeteria improvements.

Constructed pursuant to drawings, specifications and other design documents prepared by Nyarko Architectural Group. (Hereinafter referred to as **Project Consultant**).

WHEREAS, the Contractor is desirous of performing the Work in accordance with the Contract Documents and all applicable laws, codes and ordinances.

NOW THEREFORE, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the Owner to Contractor, the parties agree as follows:

ARTICLE 1. ENTIRE AGREEMENT

1.01 This Construction Contract, along with the Contract Documents consisting of the Agreement Form, M/WBE Program Requirements, Documents contained in the Project Manual, General and Supplementary Conditions, Addenda, Drawings, Specifications, and modifications issued after execution of the Contract embodies the entire agreement

between Owner and Contractor and supersedes all other writings, oral agreements, or representations.

- 1.02 The parties shall not be bound by or be liable for any statement, representation, promise, inducement or understanding of any kind or nature not set forth herein.
- 1.03 NO CHANGES, AMENDMENTS OR MODIFICATIONS OF ANY OF THE TERMS OR CONDITIONS OF THE CONTRACT SHALL BE VALID UNLESS REDUCED TO WRITING AND SIGNED BY BOTH PARTIES.

ARTICLE 2. ENUMERATION OF THE CONTRACT DOCUMENTS.

- 2.01 The Contract Documents consisting of the Agreement Form, M/WBE Program Requirements, Documents contained in the Project Manual, General and Supplementary Conditions, Drawings, Specifications, and all Addenda and modifications issued after execution of the Contract thereto together form the Contract, and they are fully a part of the Contract as if written herein word for word. The following is an enumeration of the Drawings and Project Manual for this Project:
- 2.02 The Drawings:

Drawing Number	Drawing Title	Revision No.	Date
ARCHITECTURAL			
A-001	GENERAL NOTES	0	7/30/18
A-01	GENERAL KEY PLAN	1	6/20/18
A-01.1	GENERAL FLOOR PLAN	1	6/20/18
A-01.2	GENERAL SCOPE OF WORK	1	6/20/18
A-01.3	BLDG 1 DEMOLITION PLAN	1	6/20/18
A-01.4	FLOOR PLAN BUILDING 1	1	6/20/18
A-02	BLDG 2 DEMOLITION PLAN	1	6/20/18
A-02.1	BLDG 2 DEMOLITION PLAN	1	6/20/18
A-02.2	BLDG 2- IMPROVEMENT PLAN	1	6/20/18
A-02.2A	BLDG 2- DETAILS FLOOR PLAN	2	9/7/18
A-02.2B	BLDG 2- SECTIONS	2	9/7/18
A-02.2B1	BLDG 2- SECTIONS	1	6/20/18
A-02.2C	BLDG 2- ELEVATIONS	1	6/20/18
A-02.2D	BLDG 2- INTERIOR ELEVATIONS	1	6/20/18
A-02.2E	DETAILS A	1	6/20/18
A-02.2F	DETAILS B	1	6/20/18
A-02.2G	DETAILS C	1	6/20/18
A-02.3	BLDG 2- LIFE SAFETY PLAN	1	6/20/18
A-02.4	BLDG 6 – DEMO- IMPROVEMENT PLAN	1	6/19/18
A-02.5	SCHEDULES	1	6/20/18
A-02.6	BLDG 5-10 STUCCO REPAIR	1	6/20/18
A-02.6A	BLDG 7- EXTERIOR PAINT	1	6/20/18

A-02.7	BLDG 11- LIBRAY DEMO PLAN	1	6/20/18
A-02.8	BLDG 11- LIBRAY IMPROVEMENT PLAN	1	6/20/18
A-02.9	BLDG 11- LIBRARY RCP	0	4/25/18
A-03	ROOFING SCHEDULES	1	6/20/18
A-03.1	BLDG 1 ROOFING PLAN	2	9/7/18
A-03.2	BLDG 2- ROOFING DEMO	1	6/20/18
A-03.2A	ROOF IMPROVE PLAN BUILDING 2	3	10/10/18
A-03.3	BLDG 3 & 10- ROOFING PLAN	1	6/20/18
A-03.4	BLDG 4-5- ROOFING PLAN	2	8/29/18
A-03.5	BLDG 6- ROOFING PLAN	1	6/20/18
A-03.6	BLDG 7- ROOFING PLAN	1	6/20/18
A-03.7	BLDG 8- ROOFING PLAN	1	6/20/18
A-03.8	BLDG 9- ROOFING PLAN	1	6/20/18
A-03.9	CANOPY- ROOFING PLAN	2	9/7/18
A-03.10	ROOF DETAILS- A	2	9/7/18
A-03.11	ROOF DETAILS- B	2	9/7/18
A-03.12	ROOF DETAILS- C	3	10/10/18
A-03.13	ROOF DETAILS- D	3	10/10/18
A-04.1	HVAC IMPROVEMENT- A	1	6/20/18
A-04.2	HVAC IMPROVEMENT- B	1	6/20/18

STRUCTURAL

S-1	ROOF WIND LOADS	1	6/20/18
S-2	ROOF WINDOW LOADS	1	6/20/18
S-3	WINDOW WIND LOADS	1	6/20/18
S-4	BLDG 2	1	6/20/18
S-5	DETAILS	1	6/20/18
S-6	STRUCTURAL CORRECTIVE WORK	1	6/20/18
S-7	STRUCTURAL CORRECTIVE WORK	2	9/7/18

MECHANICAL

M-1.1	SCOPE	0	3/13/17
M-1.2A	BLDG 1 - DEMOLITION PLAN	0	3/13/17
M-1.2B	BLDG 1 - IMPROVEMENT PLAN	1	8/13/18
M-1.3A	BLDG 2 - DEMOLITION PLAN	0	3/13/17
M-1.3B	BLDG 2- IMPROVEMENT PLAN	1	8/13/18
M-1.4A	BLDG 3- DEMOLITION PLAN	0	3/13/17
M-1.4B	BLDG 3- IMPROVEMENT PLAN	1	8/13/18
M-1.5A	BLDG 4- DEMOLITION PLAN	0	3/13/17
M-1.5B	BLDG 4- IMPROVEMENT PLAN	1	8/13/18
M-1.6A	BLDG 5 DEMOLITION PLAN	1	3/13/17
M-1.6B	BLDG 5 IMPROVEMENT PLAN	1	8/13/18
M-1.7A	BLDG 6- DEMOLITION PLAN	0	3/13/17
M-1.7B	BLDG 6- IMPROVEMENT PLAN	1	8/13/18
M-1.8A	BLDG 7- DEMOLITION PLAN	0	3/13/17
M-1.8B	BLDG 7- IMPROVEMENT PLAN	1	8/13/18
M-1.9A	BLDG 8- DEMOLITION PLAN	1	8/13/18
M-1.9B	BLDG 8- IMPROVEMENT PLAN	0	4/05/18
M-1.10A	BLDG 9 DEMOLITION PLAN	0	3/13/17

M-1.10B	BLDG 9 IMPROVEMENT PLAN	1	8/13/18
M-1.11A	BLDG 11 DEMOLITION PLAN	0	3/13/17
M-1.11B	BLDG 11 IMPROVEMENT PLAN	1	8/13/18
M-1.12A	BLDG 12 DEMOLITION PLAN	0	3/13/17
M-1.12B	MECHANICAL LEGEND, NOTES AND DETAILS	0	3/13/17
M-2.1	MECHANICAL ROOMS	1	8/13/18
M-2.2	MECHANICAL ROOMS	1	8/13/18
M-3.1	SCHEDULES	1	8/13/18
M-3.2	SCHEDULES	1	8/13/18
M-3.3	DETAILS	1	8/13/18
M-3.4	DETAILS	1	8/13/18
M-4.1	HVAC CONTROLS	0	3/13/17
M-5.1	EXISTING AS-BUILT	1	8/13/18
M-5.2	EXISTING AS-BUILT	1	8/13/18
M-5.3	EXISTING AS-BUILT	1	8/13/18
M-5.4	EXISTING AS-BUILT	1	8/13/18
M-5.5	EXISTING AS-BUILT	1	8/13/18
M-5.6	EXISTING AS-BUILT	1	8/13/18
M-5.7	EXISTING AS-BUILT	1	8/13/18
M-5.8	EXISTING AS-BUILT	1	8/13/18
M-5.9	EXISTING AS-BUILT	1	8/13/18
M-5.10	EXISTING AS-BUILT	1	8/13/18
M-5.11	EXISTING AS-BUILT	1	8/13/18
M-5.12	EXISTING AS-BUILT	1	8/13/18
M-6.0	COMMISSIONING NOTES	0	4/25/18

ELECTRICAL

E-01	SHEET TITLE	1	7/13/18
E-02	SCOPE OF WORK	0	3/16/17
E-03	BLDG 1	1	7/13/18
E-04	BLDG 2	1	7/13/18
E-05	BLDG 3, 4, & 5	1	7/13/18
E-06	BLDG 6- 7	1	7/13/18
E-07	BLDG 8- 9	1	7/13/18
E-08	BLDG 11	1	7/13/18
E-09	BLDG 12- 1 ST FLOOR	1	7/13/18
E-10	BLDG 12- 2 ND FLOOR	1	7/13/18
E-11	SCHEDULES	0	3/16/17
E-12	SCHEDULES	1	7/13/18
E-13	SCHEDULES	1	7/13/18
E-14	SCHEDULES	1	7/13/18
E-15	ELECTRIC RISER	0	3/16/17
E-16	PROPOSED FIRE ALARM RISER	0	3/16/17
E-17	EXIST FIRE ALARM SYSTEM DEMO	0	3/16/17
E-18	F.A. DEMO PLAN B-1, 4, 5, 6, 7, 8, & 9	0	3/16/17
E-19	FIRE ALARM DEMO PLAN B-2, 3 & 11	0	3/16/17
E-20	FIRE ALARM DEMO PLAN B-12, FIRST & 2 ND FLOORS	0	3/16/17

PLUMBING

P-1.1	SCOPE OF WORK	0	3/13/17
P-1.2A	BLDG 1 DEMOLITION PLAN	0	3/13/17
P-1.2B	BLDG 1 IMPROVEMENT PLAN	0	3/13/17
P-1.3B	BLDG 2 IMPROVEMENT PLAN	0	3/13/17
P-1.4A	BLDG 3 DEMOLITION PLAN	0	3/13/17
P-1.4B	BLDG 3 IMPROVEMENT PLAN	0	3/13/17
P-1.5A	BLDG 4 DEMO PLAN	0	3/13/17
P-1.5B	BLDG 4 IMPROVEMENT PLAN	0	3/13/17
P-1.6B	BLDG 5 IMPROVEMENT PLAN	0	3/13/17
P-1.7B	BLDG 6 IMPROVEMENT PLAN	0	3/13/17
P-1.8B	BLDG 7 IMPROVEMENT PLAN	0	3/13/17
P-1.9B	BLDG 8 IMPROVEMENT PLAN	0	3/13/17
P-1.10B	BLDG 9 IMPROVEMENT PLAN	0	3/13/17
P-1.11A	BLDG 11 DEMOLITION PLAN	0	3/13/17
P-1.11B	BLDG 11 IMPROVEMENT PLAN	0	3/13/17
P-2.1	DETAILS & SCHEDULE	0	3/13/17
P-1.10	BLDG DETAILS	0	3/13/17
P-1.10B	BLDG DETAILS	0	3/13/17
P-1.11A	BLDG DETAILS	0	3/13/17
P-1.11B	BLDG DETAILS	0	3/13/17
P-2.1	BLDG DETAILS- SCHEDULES	0	3/13/17
P-2.2	PLUMBING SPECIFICATIONS	0	3/13/17

2.03 The Project Manual:

- Division 0 – Documents
- Division 1 – General Requirements
- Division 2 – Site Work
- Division 3 – Concrete
- Division 4 – Masonry
- Division 5 – Metals
- Division 6 – Wood & Plastic
- Division 7 – Thermal & Moisture Protection
- Division 8 – Doors & Windows
- Division 9 – Finishes
- Division 10 – Specialties
- Division 13 – Special Construction
- Division 15 – Mechanical
- Division 16 – Electrical

ARTICLE 3. CONTRACT SUM

3.01 The Owner shall pay, and the Contractor shall accept, as full and complete payment for the Contractor's timely performance of its obligations hereunder, the lump-sum amount of:

Three Million Seven Hundred Seventy Seven Thousand Three \$ 3,777,372.43
Hundred Seventy Two Dollars and Forty Three Cents

This shall constitute the Contract Price, which shall not be modified except by Change Order or by Unit Prices, if any, as provided in the Contract Documents.

ARTICLE 4. TIME FOR CONTRACTOR'S PERFORMANCE.

4.01 Upon execution of the contract by both the successful Bidder and the Owner, submittal of the required performance and payment bonds, certificates of insurance, and receipt and approval of the required post-bid information, the Owner will issue **Document 00550, Notice to Proceed** which will stipulate the commencement date for the Work.

4.02 The Contractor shall commence the performance of the Work on the date stipulated on Document 00550, Notice to Proceed, and shall diligently continue its performance to and until final completion of the Project.

4.03 Required date(s) of Substantial Completion

4.03.01 The Contractor shall accomplish Substantial Completion of the Work on or before:

420 Consecutive calendar days from the commencement date stipulated on Document 00550: Notice To Proceed

4.03.02 Preceding Substantial Completion, the following Milestone Dates are required to commence and be completed as follows:

Phase	Commencement Date:	Required Substantial Completion Date
N/A		

4.04 Liquidated Damages for Substantial Completion:

4.04.01 Owner and Contractor acknowledge that any sums due and payable hereunder by the Contractor shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs, likely to be sustained by the Owner, estimated at the time of executing this Contract. If the Owner reasonably believes in its discretion that Substantial Completion will be delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Contractor an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays. If and when in its discretion the Contractor overcomes the delay in achieving Substantial Completion, or any part thereof, for which the Owner has withheld payment, the Owner shall promptly release to the Contractor those funds withheld, but no longer applicable, as liquidated damages.

4.04.02 In the event more than one Milestone is involved, then the liquidated damages due for each Milestone shall be as follows:

Each Milestone Five Hundred Dollars \$500.00 per day

4.04.03 Partial use or occupancy of the Work shall not result in the Work deemed substantially completed, and such partial use or occupancy shall not be evidence of Substantial Completion.

- 4.04.04 Substantial Completion, in the context of this Contract, does not refer to any prior dates wherein the Owner employs other contractors to work on the same site of the Project or Work.

ARTICLE 5. SUBSTANTIAL COMPLETION AND FINAL PAYMENT.

5.01 Substantial Completion:

- 5.01.01 When the Contractor believes that Substantial Completion has been achieved, the Contractor shall notify the Project Consultant in writing and shall provide to the Project Consultant a listing of those matters yet to be finished. The Project Consultant will determine whether the Work (or portion thereof) is appropriately ready for a Substantial Completion Inspection.
- 5.01.02 If the Work is determined to be ready for a Substantial Completion Inspection, the Project Consultant and Owner will thereupon conduct an inspection of the Work to determine if the Work is, in fact, substantially complete and establish a list of items necessary for the Contractor to correct or finish. When Substantial Completion has been granted as evidenced by the Substantial Completion Inspection, the Project Consultant will issue a letter formally establishing the Substantial Completion Date for the Work or portion thereof.
- 5.01.03 Upon Substantial Completion, the Owner shall pay the Contractor an amount sufficient to increase total payments to the Contractor to the Contract Price, less any amounts attributable to liquidated damages, together with two hundred percent (200%) of the reasonable costs (as determined by the Owner at its sole discretion), for completing all incomplete work, correcting and bringing into conformance all defective and nonconforming Work and handling any outstanding or threatened claims or any other matters which could cause the Owner damage, cost, expense or delay.

5.02 Final Completion:

- 5.02.01 When the Contractor believes that the Work or portion thereof, is finally complete and is ready for a final inspection, the Contractor shall notify the Project Consultant in writing. The Project Consultant will then determine whether the Work (or portion thereof) is appropriately ready for a Final Completion Inspection.
- 5.02.02 If the Work is determined to be ready for a Final Completion Inspection, the Project Consultant and Owner will thereupon conduct an inspection of the Work to determine if the Work is, in fact, finally complete. When Final Completion has been granted as evidenced by the Final Completion Inspection, the Project Consultant will issue a letter formally establishing the Final Completion Date for the Work or portion thereof.
- 5.02.03 When the Project Consultant and Owner confirms that the Project is complete in full accordance with the Contract Documents and has passed all required inspections, including but not limited to those required by the State Department of Education, and/or from any and all governmental bodies, boards, entities, etc., and that the Contractor has performed all of its obligations to the Owner, the Project Consultant will provide a final Approval for Payment to the Owner certifying to the Owner that the

Project is complete and the Contractor is entitled to the remainder of the unpaid Contract Price, less any amount withheld pursuant to Contract Documents.

5.03 Liquidated Damages for Final Completion:

5.03.01 If the Contractor fails to achieve final completion within 30 consecutive calendar days of the date of Substantial Completion, the Contractor shall pay the Owner the sum of:

Five Hundred Dollars \$ 500

per day for each and every calendar day of unexcused delay in achieving final completion beyond the date set forth for final completion of the Work.

5.03.02 In the event the Project involves more than one Milestone Date; the final completion date and liquidated damages amount for each Milestone Date shall be as follows:

Each Milestone	Five Hundred Dollars \$500.00 per day
----------------	---------------------------------------

5.03.03 Any sums due and payable hereunder by the Contractor shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs likely to be sustained by the Owner, estimated at or before the time of executing this Contract. When the Owner reasonably believes that final completion will be inexcusably delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Contractor an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays.

5.04 Prior to being entitled to receive final payment and as a condition precedent thereto, the Contractor shall provide the Owner, in the form and manner required by Owner, if any, with a copy to the Project Consultant: of the following:

5.04.01 An affidavit that all of the Contractor's obligations to subcontractors, laborers, equipment or suppliers, or other third parties in connection with the Project, have been paid or otherwise satisfied;

5.04.02 Such other documents as required by the Owner from each subcontractor, lower tier subcontractor, laborer, supplier or other person or entity who has or might have a claim against the Owner;

5.04.03 All product warranties, operating manuals, instruction manuals and other things or documents customarily required of the Contractor, or reasonably required by Owner, including but not limited to those required elsewhere in the Contract Documents, as part of its Project Closeout procedures;

5.04.04 The Owner shall, subject to its rights set forth in the Contract Documents, make final payment of all sums due the Contractor within thirty (30) days of the final Approval for Payment.

5.04.05 The Owner and Project Consultant may acknowledge satisfactory completion and accept the Work notwithstanding the existence of certain items of Work which are incomplete. As set forth in Article 5.03.03 of Article 5 hereof, the Owner may, but is not obligated to guarantee completion of incomplete items of Work by escrowing funds equal to two hundred (200%) percent of the estimated cost of the incomplete Work and

shall establish a reasonable date by which all incomplete Work must finally be complete.

ARTICLE 6. TIME AND DELAYS.

- 6.01 All time in the Contract Documents is calculated on a consecutive calendar day basis.
- 6.02 Time is of the essence in this Contract, and any breach of same shall go to the essence hereof, and Contractor, in agreeing to complete the Work within the time herein mentioned, has taken into consideration and made allowances for all reasonable hindrances and delays incident to his work.
- 6.03 Contractor agrees to commence the Work when directed by Owner and to diligently and continuously perform such Work and to coordinate the Work with other Work being performed on the Project by other trades so that the Owner shall not be delayed by any act or omission of Contractor in completion of the Project within the time specified above.
- 6.04 Contractor shall make payments promptly to its vendors, subcontractors, suppliers and for labor, material and equipment used by it in the performance of its work.
- 6.05 The Contractor shall not be entitled to any claim for damages or an extension of Time on account of hindrance or delays from any cause whatsoever, but if caused by any act of God or active interference on the part of the Owner, such act, hindrance, or delay may only entitle the Contractor to receive an extension of time as its sole and exclusive remedy.
 - 6.05.01 Adverse weather such as rain is not to be considered to be an Act of God unless it exceeds the ten (10) year average as published by the National Weather Service (or equivalent organization acceptable to the Owner at its sole discretion) for that time of year in Broward County.
 - 6.05.02 An extension of time to complete the Work shall be determined by the Owner provided that the Contractor provides the Owner with notice in writing of the cause of said act, hindrance or delay within twenty (20) days after its occurrence.
 - 6.05.03 In the event the request for extension is not made in writing within that twenty (20) day time period, Contractor acknowledges and agrees it has forever waived any and all rights to such an extension.
 - 6.05.04 All extensions of time shall be authorized only by a written change order executed by the Owner and Project Consultant.
 - 6.05.05 This "no damage for delay" clause will encompass any damages for delay or disruption even if the Contractor completes construction of the Work in a timely fashion in accordance with this Contract.
 - 6.05.06 Damages as referenced in this "no damage for delay" shall include any type of damages that are or could be awarded by any court or arbitration panel such as, by way of general example, but not limitation, tort, contract, strict liability, consequential damages, liquidated damages and/or punitive damages.

- 6.05.07 By way of specific example but not limitation, damages as referenced within this clause includes loss of use, loss of profits, labor inefficiency, loss of bonding capacity, overhead and repair costs, costs of capital replacement, loss of wages, pain and suffering, loss of production costs to replace facilities, equipment and/or product loss, increased and/or extended home office overhead, increased general conditions, costs of mobilization and demobilization, decrease in value, and/or any other damage or loss.
- 6.05.08 The Contractor recognizes and specifically acknowledges the terms and conditions of the "no damage for delay" clause upon execution of this Contract.

ARTICLE 7. CONTRACT BONDS

- 7.01 The Contract shall become effective and in full force upon the execution of this agreement, concurrently with the delivery of a bond issued by a Surety Company acceptable to Owner in its sole discretion, such Surety being qualified and rated in accordance with Article 42.08 of Document 00700, General Conditions of the Contract, and approved by the United States Treasury Department and licensed to do business in the State of Florida.
- 7.02 This Agreement must be executed and signed by a resident agent having an office in Florida, representing such Surety Company, for one hundred per cent (100%) of the Contract price, said bond guaranteeing the performance of this Contract and as security for the payment of all persons performing labor and providing materials in connection with this Contract.
- 7.03 The form of Bonds required is included elsewhere in the Contract Documents. This is in addition to any bonds of subcontractors or others.
- 7.04 Insurance Provider and Surety: Refer to Document 00700 - General Conditions, Article 42.09 Contractor's Insurance.
 - 7.04.01 Contractor and Surety shall have a continuing obligation to insure that all insurance or surety requirements are satisfied throughout the construction of the project and until all post completion obligations, including punch list and warranty requirements, are completed or expire.

ARTICLE 8. NOTICES

- 8.01 Any notices provided for hereunder shall be in writing and may be served either personally on the authorized representative of the receiving party at the jobsite, with a copy via telecopy or facsimile to the addresses shown below, or by registered mail or overnight delivery/courier service (e.g., Federal Express) to that party at the addresses shown below:

Party:	Address:
Owner:	Superintendent of Schools The School Board of Broward County, Florida
	600 SE Third Avenue Ft. Lauderdale, FL 33301 Attn: Robert W. Runcie

With Copies To:	Project Manager Office of Facilities and Construction The School Board of Broward County, Florida	2301 NW 26th Street Ft. Lauderdale, FL 33311 Attn: Fadi Hardan
	AND Director Procurement & Warehousing Services The School Board of Broward County, Florida	Mary C. Coker Procurement & Warehousing Services Department 7720 W. Oakland Park Blvd. Suite 323 Sunrise, Florida 33351
Contractor:	OAC Action Construction Corp	11980 SW 144 th CT #101, Miami FL 33186
Surety's Agent:	Great American Insurance Company	301 E 4 th Street Cincinnati, OH 45202
Project Consultant:	Nyarko Architectural Group.	5931 NW 173 Dr. Suite 2 Miami, FL 33015

8.02 These addresses may be changed by either of the parties by written notice to the other party.

ARTICLE 9. CONTRACTOR'S RESPONSIBILITIES


9.01 The Contractor must comply with public records laws. Florida State Statute 119.0701 requires that the Contractor keep, maintain and provide public access to public records. The Contractor shall ensure that public records that are confidential and exempt from public records disclosure are not disclosed, except as authorized by law. The Contractor shall be responsible for retaining public records and transfer, at no cost to the public agency, all public records in their possession upon completion or termination of the contract. Electronically stored records must be provided in a format compatible with the information technology systems of the public agency. Failure to comply with these provisions will constitute a breach of contract and will have financial consequences.

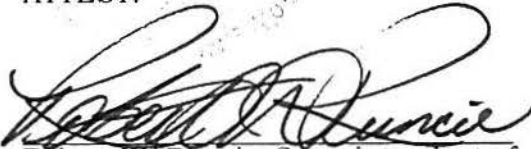
9.02 **e-Builder.** The Contractor shall be required to use Owner's Project Management software, e-Builder. One (1) license will be provided to the Contractor at no cost.

In witness thereof, the said Contractor, **OAC Action Construction Corp.**, and the Owner, The School Board of Broward County, Florida, have caused this contract to be executed and their corporate seals affixed by and through their proper officers, thereunto duly authorized, on this day and year first above written.

(Corporate Seal)

ATTEST:



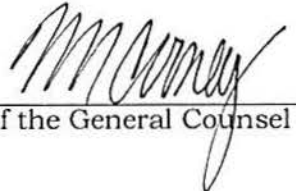

Robert W. Runcie, Superintendent of
Schools

OWNER

THE SCHOOL BOARD OF BROWARD COUNTY,
FLORIDA


Heather P. Brinkworth, Chair

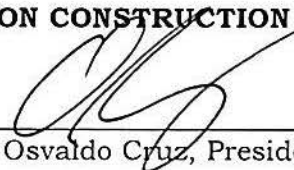
Approved as to form and legal content



Office of the General Counsel

CONTRACTOR

(Corporate Seal)

OAC ACTION CONSTRUCTION CORP.

By 
Osvaldo Cruz, President


Orlando Cruz, Sr , Secretary
Or -

Witness

Witness


CONTRACTOR NOTARIZATION

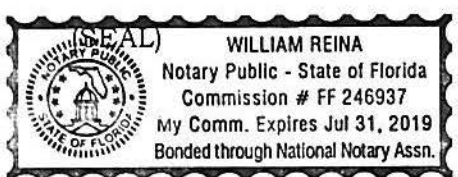
STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 30 day of January,
2019 by Osvaldo Cruz of OAC Action Construction, Corp
and, Orlando Cruz of OAC Action Construction, Corp,
on behalf of the Contractor.

Osvaldo Cruz, and, Orlando Cruz are personally
known to me or produced _____ as identification and
did/did not first take an oath.

My commission expires:
July 31, 2019


Signature - Notary Public
William Reina
Printed Name of Notary
FF 246937
Notary's Commission No.



SURETY ACKNOWLEDGMENT

The Surety acknowledges that it has read the foregoing Construction Contract and has familiarized itself with the obligations of the Contractor and the Surety as stated therein, which obligations are agreed to by Surety and are incorporated, by reference to the Construction Contract, in the Payment and Performance Bonds.

SURETY: Great American Insurance Company

Lawson August
Karol Kelly

By: *Warren M. Alter* Warren M. Alter

Its: Attorney-in-Fact

Date: January 29, 2019



STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 29th day of January, 2019
by Warren M. Alter of Great American Insurance Company, on
behalf of the Surety.

He/she is personally known to me or produced personally known to me as
identification and did/did not first take an oath.

My commission expires: December 7, 2021



Lilia Rafford
Commission # GG166409
Expires: December 7, 2021
Bonded thru Aaron Notary

(SEAL)

L Rafford
Signature - Notary Public

Lilia Rafford
Printed Name of Notary

GG166409
Notary's Commission No.

END OF DOCUMENT

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than TWO

No. 0 19958

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
WARREN M. ALTER	BOTH OF	BOTH
DAVID T. SATINE	MIAMI LAKES, FLORIDA	\$100,000,000

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 11TH day of APRIL 2016

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C B

Assistant Secretary

David C. Kitchin

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

DAVID C. KITCHIN (877-377-2405)

On this 11TH day of APRIL, 2016, before me personally appeared DAVID C. KITCHIN, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



Susan A. Kohorst
Notary Public, State of Ohio
My Commission Expires 05-18-2020

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, WARREN M. ALTER, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Witness my hand and seal this 29th day of January, 2019

Atty L C B

Assistant Secretary



EXHIBIT 5

COLLABORATION

SIGN-OFF FORM

Item #/Title of Agenda Request Item: JJ-1./ Construction Bid Recommendation of \$500,000 or Greater
ITB 18-179C
Oakridge Elementary School, Hollywood
OAC Action Construction, Corp.
SMART Program Renovations
Project No. P.001712

School Board Meeting: 02/20/2019

The financial impact of this item is \$3,777,372.43

- () This project has not been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). These funds in the amount of \$_____ will come from the Capital Projects Reserve.
- () This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is no impact to the project budget.
- () This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is no current impact to the project budget. There is a potential future impact to the project budget based on the additional scope approved in this item.
- (X) This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is an additional impact to the project budget. These funds in the amount of \$1,473,860 will come from the Capital Projects Reserve.
- () Comments:


Department Name

Department Head

Department Head

Capital Budget

Omar Shim, Director


Signature

2/1/2019
Date

Note: By signing this collaboration the Capital Budget Department is acknowledging that the budget impact as stated is correct. Other aspects of the agenda item are the responsibility of the department submitting the item.