

EXECUTIVE SUMMARY

Construction Bid Recommendation of \$500,000 or Greater

ITB 19-128C

Riverland Elementary School, Fort Lauderdale

OAC Action Construction, Corp.

SMART Program Renovations

Project No. P.001987

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 Riverland Elementary School SMART Program Renovations to OAC Action Construction, Corp., in the amount of \$3,330,813.70. The scope of work for this project includes, but not limited to, building envelope improvements and HVAC improvements.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on March 21, 2019 from a total of three (3) bidders. Procurement and Warehousing Services has recommended the award of the project to OAC Action Construction, Corp. as the 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 in the amount of \$2,551,192 to proceed with the SMART Program Renovations. Staff has evaluated both the Designer's and Atkins' 100% estimates and has deemed the bid fair and reasonable based on current market conditions, which have changed considerably since the 2014 budget development. These budget overages are included in the SMART Program Forecast. The following summarizes the original and additional funding allocations:

Allocations of Project Funds	Previous Budget	Revised Budget	Net Change
Planning Design and Management	\$351,394	\$351,394	\$0
Construction Contract	\$1,011,548	\$3,330,813.70	\$2,319,266
Construction Contingency (10%)*	\$101,155	\$333,081.30	\$231,926
Construction Misc.**	\$41,903	\$41,903	\$0
Furnishings	\$0	\$0	\$0
Total	\$1,506,000	\$4,057,192	\$2,551,192

*Reserved for future use if required

**Includes the following items where applicable: Off-site Improvements; Misc. Construction; Hazardous Materials Abatement; Technology Infrastructures; Utility Connection Charges; PPO Work Orders; and Portables

The request for additional funding is a result of continued budget overages. The most significant budget overage is associated with the building envelope improvements, solely roofing, will require \$1.47M of additional funds and the HVAC improvements will require roughly \$850K of additional funds.

79% of the HVAC overage is due to ductwork, test and balance, updating the digital controls, duct heaters, concrete pads, and electrical service upgrades which were not identified in the 2014 Facility Condition Assessment (MAPPS). The remainder is due to inadequate unit prices and inflation.

Staff has evaluated the various SMART scopes for this project. It was determined that the most cost and time efficient means to deliver these improvements is by a single construction contract. Staff does not recommend creating separate bid packages, “carve outs”, for any of the approved scopes. The proposal received from OAC Action Construction Corp. is believed to be the most cost-effective means of delivering this project.

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 30.47% 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](#).