

EXECUTIVE SUMMARY

Construction Bid Recommendation of \$500,000 or Greater

ITB 19-141C

Westchester Elementary School, Coral Springs

OAC Action Construction Corp.

SMART Program Renovations

Project No. P.001823

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	Florida International Consulting Engineers Design, Inc.
Contractor(s):	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 Westchester Elementary School SMART Program Renovations to OAC Action Construction Corp., in the amount of \$1,892,071. The scope of work for this project includes, but not limited to, ADA restrooms, replace fire alarm, drainage improvements, building envelope improvements, media center improvements, HVAC improvements, and electrical improvements. Scope to provide fire sprinklers to Buildings 1, 4, 5, 6, 7, 85, and 86 was reviewed by the District’s Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Buildings 4, 5, 6, 7, 85, and 86 did not require fire sprinklers, therefore, this scope of work was removed from the construction documents prior to bidding.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on April 25, 2019 from a total of seven (7) bidders. Procurement and Warehousing Services has recommended the award of the project to OAC Action Construction Corp. as the 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. can be awarded without requiring additional funding. The following summarizes the funding allocations:

Allocations of Project Funds	Current Budget
Planning Design and Management	\$615,338
Construction Contract	\$1,892,071
Construction Contingency (10%)*	\$189,207
Construction Misc.**	\$283,384
Furnishings	\$18,000
Total	\$2,998,000
*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 original overall project budget for the SMART Program Renovations at Westchester Elementary School is \$3,545,142. The Fixed Limit of Construction Cost (FLCC) for this project is \$2,374,514. The proposal from OAC Action Construction Corp., in the amount of \$1,892,071, is within the available funds and requires no additional funding to proceed with the SMART Program Renovations. In addition, the existing project funds are also sufficient to establish a 10% construction contingency in the amount of \$189,207. There is a positive financial impact to the project in the amount of \$547,142, which will be placed in the SMART Program Reserve.

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 28.12% for this project through the use of certified M/WBE subcontractors.

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](#).