

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-139C
Dave Thomas Education Center East, Pompano Beach
Overholt Construction Corp.
SMART Program Renovations
Project No. P.001972

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	The Tamara Peacock Company Architects of Florida, Inc.
Contractor(s):	Overholt 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 Dave Thomas Education Center East SMART Program Renovations to Overholt Construction Corp., in the amount of \$2,202,967. The scope of work for this project includes, but not limited to, HVAC improvements and building envelope improvements.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on April 30, 2019 from a total of two (2) bidders. Procurement and Warehousing Services has recommended the award of the project to Overholt Construction Corp. as the lowest responsive, responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The Construction Bid Recommendation for Dave Thomas Education Center East exceeds the available funds and requires additional funding in the amount of \$1,861,494 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 previous and revised funding allocations:

Allocations of Project Funds	Previous Budget	Revised Budget	Net Change
Planning Design and Management	\$174,730	\$174,730	\$0
Construction Contract	\$510,700	\$2,202,967	\$1,692,267
Construction Contingency (10%)*	\$51,070	\$220,297	\$169,227
Construction Misc.**	\$21,500	\$21,500	\$0
Furnishings	\$0	\$0	\$0
Total	\$758,000	\$2,619,494	\$1,861,494

*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 HVAC improvements that will require approximately \$1.4M.

Approximately 75% of the HVAC improvement overage is due to electrical, controls, test & balance, ductwork, miscellaneous switches and dampers, and ceiling repair which are ancillary items that were not identified in the 2014 Facilities 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 Overholt Construction Corp. is believed to be the most cost-effective means of delivering this project.

Overholt Construction Corp. is not a certified Minority/Women Business Enterprise (M/WBE). However, Overholt Construction Corp. is a certified Small Business Enterprise (SBE) and has committed to M/WBE Participation of 31.25% 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](#).