

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-161C
Embassy Creek Elementary School, Cooper City
G.E.C. Associates, Inc.
SMART Program Renovations
Project No. P.001897

PROJECT OVERVIEW:

| | |
|--------------------------------|--|
| Delivery Method: | Design/Bid/Build |
| Architect(s): | Wolfberg Alvarez & Partners, Inc. |
| Contractor(s): | G.E.C. Associates, Inc. |
| 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 Embassy Creek Elementary School SMART Program Renovations to G.E.C. Associates, Inc., in the amount of \$3,436,445. The scope of work for this project includes, but not limited to, fire alarm, music room renovation, conversion of existing space into music labs, art room renovation and equipment, 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 May 23, 2019 from a total of six (6) bidders. Procurement and Warehousing Services has recommended the award of the project to G.E.C. Associates, Inc. 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 Embassy Creek Elementary School exceeds the available funds and requires additional funding in the amount of \$1,340,700 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 | \$777,000 | \$777,000 | \$0 |
| Construction Contract | \$2,217,564 | \$3,436,445 | \$1,218,881 |
| Construction Contingency (10%)* | \$221,756 | \$343,575 | \$121,819 |
| Construction Misc.** | \$307,680 | \$307,680 | \$0 |
| Furnishings | \$0 | \$0 | \$0 |
| Total | \$3,524,000 | \$4,864,700 | \$1,340,700 |
| *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 building envelope improvements that will require approximately \$1M of additional funds. The HVAC improvements will require approximately \$200K of additional funds. Both overages are attributable to inadequate unit prices, insufficient budgets, 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 G.E.C. Associates, Inc. is believed to be the most cost-effective means of delivering this project.

G.E.C. Associates, Inc. is not a certified Minority/Women Business Enterprise (M/WBE). However, G.E.C. Associates, Inc. has committed to M/WBE Participation of 45.54% 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](#).