

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 18-175C
James S. Rickards Middle School, Oakland Park
West Construction, Inc.
SMART Program Renovations
Project No. P.001743

PROJECT OVERVIEW:

| | |
|--------------------------------|---|
| Delivery Method: | Design/Bid/Build |
| Architect(s): | Williamson Dacar Associates Inc. |
| Contractor(s): | West Construction, 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 James S. Rickards Middle School SMART Program Renovations to West Construction, Inc., in the amount of \$7,978,709.82. The scope of work for this project includes, but not limited to, safety/security upgrade, fire alarm, building envelope improvements, media center improvements, HVAC improvements, and electrical improvements. Scope to provide fire sprinklers to Buildings 1 and 2 was reviewed by the District's Chief Fire Official who determined that these buildings were the only buildings that required fire sprinklers.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on July 3, 2019 from a total of three (3) bidders. This bid was advertised on April 3, 2019 with the summary below:

| Potential Prequalified Planholders | Potential Prequalified M/WBE Planholders | Proposals Received | Proposals Received From M/WBE Planholders |
|------------------------------------|--|--------------------|---|
| 10 | 3 | 3 | 1 |

Procurement and Warehousing Services has recommended the award of the project to West Construction, 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 James S. Rickards Middle School exceeds the available funds and requires additional funding in the amount of \$5,449,080 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 | \$1,423,065 | \$1,423,065 | \$0 |
| Construction Contract | \$3,025,000 | \$7,978,706.82 | \$4,953,709.82 |
| Construction Contingency (10%)* | \$302,501 | \$797,871.18 | \$495,370.18 |
| Construction Misc.** | \$491,434 | \$491,434 | \$0 |
| Furnishings | \$0 | \$0 | \$0 |
| Total | \$5,242,000 | \$10,691,080 | \$5,449,080 |

*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 \$2.8M of additional funds. The electrical improvements will require approximately \$1.1M of additional funds. The HVAC improvements will require approximately \$650K of additional funds. The fire alarm will require approximately \$100K of additional funds. These overages are attributable to ancillary items that are required to perform the original SMART scope of work which was not reflected in the 2014 Facilities Condition Assessment (MAPPS), inadequate unit prices, insufficient budgets, and inflation.

Additionally, the fire sprinklers will require approximately \$300K of additional funds. Per the direction of the District's Chief Fire Official, the fire sprinkler scope was increased to include Buildings 1 and 2 for approximately 67,000 square feet.

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 West Construction, Inc. is believed to be the most cost-effective means of delivering this project.

West Construction, Inc. is not a certified Minority/Women Business Enterprise (M/WBE). However, West Construction, Inc. has committed to M/WBE Participation of 18.55% for this project through the use of a certified Minority Business Enterprise-Hispanic-American (MBE-HA) 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](#).