

**EXECUTIVE SUMMARY**  
**Construction Bid Recommendation of \$500,000 or Greater**  
**ITB 19-151C**  
**Ramblewood Middle School, Coral Springs**  
**OAC Action Construction Corp.**  
**SMART Program Renovations**  
**Project No. P.001867**

**PROJECT OVERVIEW:**

<b>Delivery Method:</b>	<b>Design/Bid/Build</b>
<b>Architect:</b>	<b>ACAI Associates, Inc.</b>
<b>Contractor:</b>	<b>OAC Action Construction Corp.</b>
<b>Notice to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Budget:</b>	<b>See below</b>

**GENERAL OVERVIEW:**

This item is requesting authorization to award a Lump Sum Contract for construction of the Ramblewood Middle School SMART Program Renovations to OAC Action Construction Corp., in the amount of \$5,192,037.19. The scope of work for this project includes, but is not limited to, safety/security upgrade, electrical improvements, HVAC improvements, building envelope improvements, and media center improvements. Scope to provide fire sprinklers to Buildings 1 and 2 were reviewed by the previous District’s Chief Fire Official-Task Assigned who determined that the facility was fully sprinkled and did not require further fire sprinkling. Therefore, the scope of work that provided fire sprinklers to Buildings 1 and 2 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 January 16, 2020 from a total of five (5) bidders. This bid was advertised on December 4, 2019 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
10	4	5	2

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 Construction Bid Recommendation for Ramblewood Middle School exceeds the available funds and requires additional funding in the amount of \$2,334,241 to proceed with the SMART Program Renovations. Both the Designer and Atkins have deemed the bid fair and reasonable based on current market conditions, which have changed considerably since the 2014 funding allocation. These funding overages are included in the SMART Program Forecast. The following summarizes the previous and revised funding allocations:

<b>Allocations of Original Project Funds</b>	<b>Previous Amount</b>	<b>Revised Amount</b>	<b>Net Change</b>
Planning Design and Management	\$1,003,750	\$1,003,750	\$0
Construction Contract	\$3,070,000	\$5,192,037.19	\$2,122,037.19
Construction Contingency (10%)*	\$307,000	\$519,203.81	\$212,203.81
Construction Misc.**	\$163,250	\$163,250	\$0
Furnishings	\$0	\$0	\$0
<b>Total</b>	<b>\$4,544,000</b>	<b>\$6,878,241</b>	<b>\$2,334,241</b>
*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			
Note: Bid is 7.8% under the Atkins estimate. Net Change is 51% over the Previous Amount.			

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 \$2.5M of additional funds. The electrical improvements that will require approximately \$200K of additional funds, and HVAC improvements that will require approximately \$150K of additional funds. Note: There is a significant cost savings in the amount of \$800K, after the determination of District’s Chief Fire Official-Task Assigned, regarding the fire sprinkler scope.

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 the most cost-effective means of delivering this project.

OAC Action Construction Corp. is a certified Minority Business Enterprise–Hispanic American (MBE-HA) and has committed to participation of 19.30% for this project, and 10.61% participation, for a total of 29.91% participation through the use of Minority Women Business Enterprise-African American (MWBE-AA) and Women Business Enterprise (WBE) certified 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](#).