

## EXECUTIVE SUMMARY

### **Recommendation to Approve Agreement FY20-130 – Construction Services Minor Projects (CSMP)**

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#### **Introduction**

##### **Responsible: Procurement & Warehousing Services (PWS)**

This item requests approval of all agreements resulting from Invitation to Bid (ITB) FY20-130 – Construction Services Minor Projects (CSMP), Open-End Continuing Contracts, with each company listed in Table A below. The current form of the CSMP Agreement, which incorporates revisions recommended by RSM US LLP, was approved by The School Board of Broward County, Florida (SBBC), at its March 3, 2020, Regular School Board Meeting. The term of each CSMP Agreement shall be for three (3) years from May 20, 2020 through May 19, 2023, and may, by mutual agreement between SBBC and the awarded firm, be extended for two (2) additional, one (1) year terms, and may increase the cumulative spending authority by an amount of between \$1 million and \$10 million as set forth in Table B.

This Board Item seeks to allow the assignment of a maximum, cumulative amount of six hundred sixty-three million dollars (\$663,000,000) in construction values. The maximum cumulative amount allows multiple bidders to submit competitive bids for construction projects in each category. This allows the District to receive competitive pricing for each project during the term of this Bid. At no time will the award of any contract from this Bid exceed the approved DEFP/SMART Program budgets. Additional allocations into DEFP and SMART Program budgets require School Board approval.

#### **Goods/Services Description**

##### **Responsible: Office of Capital Programs (OCP)**

The purpose of this ITB was to establish contracts with a pool of qualified vendors for open-end construction services, including General Contractor Services, Mechanical Contractor Services, Roofing Contractor Services, Electrical Contractor Services, and Site Utility Contractor Services as needed, when needed, in response to meet scheduled and unscheduled project needs with construction values ranging from \$0 to \$2,000,000 per project and without the need for further School Board action.

These term contracts are in place to have resources immediately available to the District to timely respond to emerging needs. These CSMP agreements may be utilized for construction projects at various schools and other district facilities that are approved in the Adopted District Educational Facilities Plan (ADEFP). Projects funded in the ADEFP not exceeding \$2,000,000 in construction costs may be assigned to any contractor via issuance of a Purchase Order (PO) and a Notice to Proceed (NTP) and do not require School Board approval subsequent to the award of the contract in this item.

Costs are based on R.S. Means Facilities Cost Data, which is the current industry standard, with a multiplier (discount). The total payments to the CSMP Contractors awarded under this Bid shall not exceed the limits detailed in Table B. Fees and other costs are paid to CSMP Contractors after issuance of a fully executed NTP and PO, and satisfactory performance of the work.

Work is authorized by the Executive Director, Capital Programs, and the Director, Risk Management, by the issuance of a request for requisition to Capital Payments, which in turn results in the issuance of a PO and NTP by Procurement & Warehousing Services (PWS). Work commences upon the issuance of a fully executed NTP and PO. CSMP contractors have no entitlement to receive payment unless both a fully executed NTP and PO have been issued.

**Recommendation to Approve Agreements**  
**FY20-130 – Construction Services Minor Projects (CSMP)**  
**May 19, 2020 Board Agenda**  
**Page 2**

**Procurement Method**  
**Responsible: PWS**

Pre-qualification with SBBC, at the time of bid submittal, is a mandatory requirement in order to participate in this solicitation. As such, PWS took the initiative to reach out to the community of all pre-qualified contractors with the District to engage and to participate in this solicitation.

ITB number FY20-130 was advertised on January 9, 2020. There were three thousand three hundred-fifty (3,350) vendors notified and one hundred seventeen (117) vendors that downloaded the ITB. Proposals were received from thirty-one (31) pre-qualified contractors, including sixteen (16) S/M/WBEs. Thirty (30) proposals received from eighteen (18) contractors are recommended for award. Eleven (11) contractors that are recommended for the award are certified as S/M/WBEs. Proposals received from ten (10) pre-qualified contractors and four (4) non-prequalified contractors are recommended for rejection for reasons stated in the Recommendation Tabulation.

The total construction value assigned to any individual firm shall be determined by the Group and Work Category for which the firm is awarded. The recommendation is to award the firms indicated in Table A below for the term and total contract values assigned in Table B.

**Table A**

<i>Vendor Name</i>	<i>S/M/WBE Certification</i>	<i>Group</i>	<i>Category</i>	<i>Multiplier</i>
<i>Advanced Roofing, Inc.</i>	No	C	General Contractor	0.820
		C	Roofing Contractor	0.875
		B	Mechanical Contractor	0.900
<i>Asset Builders, LLC d/b/a Messam Construction</i>	S/M/WBE-AA	C	General Contractor	0.820
		C	Electrical Contractor	0.814
		C	Mechanical Contractor	0.940
		C	Roofing Contractor	0.875
		D	Site Utilities Contractor	0.835
<i>Atlas Apex Roofing, LLC</i>	No	C	Roofing Contractor	0.875
<i>Azulejo, Inc.</i>	S/M/WBE-HA	C	General Contractor	0.820
<i>C &amp; F Electric of Fort Lauderdale, Inc.</i>	SBE	C	Electrical Contractor	0.814
<i>Cosugas, LLC</i>	E/S/MBE-HA	B	General Contractor	0.895
<i>D2 Construction, Inc.</i>	S/MBE-AA	C	General Contractor	0.820
<i>Danto Builders, LLC</i>	S/WBE-WF	C	General Contractor	0.820
		C	Electrical Contractor	0.814
		C	Roofing Contractor	0.875
<i>Decktight Roofing Services, Inc.</i>	No	C	General Contractor	0.820
		C	Roofing Contractor	0.875
<i>FHP Tectonics Corp.</i>	No	D	Site Utilities Contractor	0.835
<i>Grace &amp; Naeem Uddin, Inc.</i>	S/M/WBE-HA	C	General Contractor	0.820
		D	Site Utilities Contractor	0.835
<i>Johnson-Laux Construction, LLC</i>	No	C	General Contractor	0.820
<i>Koldaire, Inc.</i>	S/WBE-WF	B	General Contractor	0.895
		C	Mechanical Contractor	0.940
<i>Lee Electrical &amp; Controls Support, LLC</i>	S/MBE	A	Electrical Contractor	0.865
<i>OAC Action Construction Corp.</i>	S/MBE-HA	C	General Contractor	0.820
<i>S3S Construction, Inc.</i>	E/S/MBE-AA	A	General Contractor	0.890
<i>Thornton Construction Company, Inc.</i>	No	C	General Contractor	0.820
<i>Universal Electric of Florida, Inc.</i>	No	C	Electrical Contractor	0.814

**Recommendation to Approve Agreements**  
**FY20-130 – Construction Services Minor Projects (CSMP)**  
**May 19, 2020 Board Agenda**  
**Page 3**

**Financial Impact**  
**Responsible: PWS and PPO**

There is no spending authority requested for this item. The maximum, cumulative construction project values that may be assigned under this item is \$663,000,000 for all Groups and Work Categories over the initial three (3) year contract term. Projects are funded primarily from Capital Funding, including ADEFP funds.

**Table B**

<b>Group A: Projects valued from \$0 to \$200,000</b>						
<b>Work Category</b>	<b>Multiplier</b>	<b>Contract Amount Per Firm</b>	<b>Renewal Amount</b>	<b>Term</b>	<b>Renewal</b>	<b># of Renewal Options</b>
<i>General Contractor</i>	0.890	\$9,000,000	\$3,000,000	3 Year	1 Year	2
<i>Electrical Contractor</i>	0.865	\$3,000,000	\$1,000,000	3 Year	1 Year	2
<b>Group B: Projects valued over \$200,000 to under \$1,000,000</b>						
<b>Work Category</b>	<b>Multiplier</b>	<b>Contract Amount Per Firm</b>	<b>Renewal Amount</b>	<b>Term</b>	<b>Renewal</b>	<b># of Renewal Options</b>
<i>General Contractor</i>	0.895	\$30,000,000	\$10,000,000	3 Year	1 Year	2
<i>Mechanical Contractor</i>	0.900	\$15,000,000	\$5,000,000	3 Year	1 Year	2
<b>Group C: Projects valued from \$1,000,000 to \$2,000,000</b>						
<b>Work Category</b>	<b>Multiplier</b>	<b>Contract Amount Per Firm</b>	<b>Renewal Amount</b>	<b>Term</b>	<b>Renewal</b>	<b># of Renewal Options</b>
<i>General Contractor</i>	0.820	\$30,000,000	\$10,000,000	3 Year	1 Year	2
<i>Mechanical Contractor</i>	0.940	\$15,000,000	\$5,000,000	3 Year	1 Year	2
<i>Electrical Contractor</i>	0.814	\$15,000,000	\$5,000,000	3 Year	1 Year	2
<i>Roofing Contractor</i>	0.875	\$30,000,000	\$10,000,000	3 Year	1 Year	2
<b>Group D: Projects valued from \$0 to \$2,000,000</b>						
<b>Work Category</b>	<b>Multiplier</b>	<b>Contract Amount Per Firm</b>	<b>Renewal Amount</b>	<b>Term</b>	<b>Renewal</b>	<b># of Renewal Options</b>
<i>Site Utilities Contractor</i>	0.835	\$12,000,000	\$4,000,000	3 Year	1 Year	2