

**EXECUTIVE SUMMARY**  
**Construction Bid Recommendation of \$500,000 or Greater**  
**ITB 19-150C**  
**Broadview Elementary School, Pompano Beach**  
**OAC Action Construction Corp.**  
**SMART Program Renovations**  
**Project No. P.001638**

**PROJECT OVERVIEW:**

<b>Delivery Method:</b>	<b>Design/Bid/Build</b>
<b>Architect:</b>	<b>M.C. Harry and Associates, Inc.</b>
<b>Contractor:</b>	<b>OAC Action Construction Corp.</b>
<b>Notice to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Original Funding Allocation:</b>	<b>See below</b>

**GENERAL OVERVIEW:**

This item is requesting authorization to award a Lump Sum Contract for construction of the Broadview Elementary School SMART Program Renovations to OAC Action Construction Corp., in the amount of \$4,381,582.67. The scope of work for this project includes, but is not limited to, fire alarm, fire sprinklers, conversion of existing space to music and/or art lab(s), music room renovation, building envelope improvements, electrical improvements, HVAC improvements, and media center improvements.

The original fire sprinkler scope of work for this project called for Buildings 1, 2, 5, 78, and 85 (the two latter are concrete portables) to be sprinkled. After review of these buildings by the Task Assigned District’s Chief Fire Official, it was determined that these buildings did not require fire sprinkling. However, in an effort to not cause delays to this project, it was further determined that the fire sprinkler scope of work would remain in the current construction documents with the condition that the fire sprinkler scope of work would be removed with a Change Order deduction at a future date.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on June 4, 2020 from a total of three (3) bidders. This bid was advertised on April 28, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
12	5	3	2

Procurement and Warehousing Services has recommended the award of the project to OAC Action Construction Corp. as the lowest, responsive and responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The Construction Bid Recommendation for Broadview Elementary School exceeds the available funds and requires additional funding in the amount of \$2,683,744 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	\$759,390	\$759,390	\$0
Construction Contract	\$1,759,999	\$4,381,582.66	\$2,621,583.66
Construction Contingency (10%)*	\$175,997	\$238,157.34	\$62,160.34
Construction Misc.**	\$96,000	\$96,000	\$0
Furnishings	\$0	\$0	\$0
<b>Total</b>	<b>\$2,791,386</b>	<b>\$5,475,130</b>	<b>\$2,683,744</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 15.5% under the Atkins Estimate. Net Change is 103% 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 \$1.6M of additional funds. The HVAC improvements will require approximately \$600K of additional funds, electrical improvements which will require approximately \$500K of additional funds, and fire alarm which will require approximately \$100K of additional funds. There was savings in \$200K from the fire sprinklers, for a total overage of approximately \$2.6M.

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 MBE/HA Participation of 29.85% for this project.

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](#).