

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-167C
Tedder Elementary School, Deerfield Beach
OAC Action Construction Corp.
SMART Program Renovations
Project No. P.001808

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect:	Sol-ARCH, Inc.
Contractor:	OAC Action Construction Corp.
Notice to Proceed Date:	Pending Board Approval
Original Funding Allocation:	See below

GENERAL OVERVIEW:

This item is requesting authorization to award a Lump Sum Contract for construction of the Tedder Elementary School SMART Program Renovations to OAC Action Construction Corp., in the amount of \$3,142,378.21. The scope of work for this project includes, but is not limited to, fire alarm, PE/Athletic improvements, building envelope improvements, and HVAC improvements. Scope to provide fire sprinklers to Buildings 8,13, 14, 15, and 19 was reviewed by the previous District’s Chief Fire Official who determined that these buildings did not require fire sprinklering, therefore, this scope of work 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 February 4, 2020 from a total of three (3) bidders. This bid was advertised on December 19, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
20	10	3	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 Tedder Elementary School exceeds the available funds and requires additional funding in the amount of \$1,027,616 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:

Allocations of Original Project Funds	Previous Amount	Revised Amount	Net Change
Planning Design and Management	\$654,000	\$654,000	\$0
Construction Contract	\$2,208,000	\$3,142,378.21	\$934,378.21
Construction Contingency (10%)*	\$221,000	\$314,237.79	\$93,237.79
Construction Misc.**	\$105,000	\$105,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$3,188,000	\$4,215,616	\$1,027,616

*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 9.2% over the Atkins estimate. Net Change is 32% 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 \$750K of additional funds. The HVAC improvements will require approximately \$200K of additional funds.

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 Total Participation of 43.22% for this project (24.76% will be self-performed and 18.46 will be through the use of a certified 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](#).