

EXECUTIVE SUMMARY**EXHIBIT 1**

**Authorization to Advertise for Bids
Hallandale High School
Project No. P.000889**

PROJECT OVERVIEW:

Type of Contract:	Hard Bid
Architect:	TBD
Contractor:	TBD
Notice to Proceed Date:	TBD
Bid Amount	Construction Budget - \$1,437,161

GENERAL OVERVIEW:


The four main classroom and administrative buildings and related canopies located on this campus have existing roofs that have exceeded their lifetime expectancy, warranties, and as such, the required repair work would not be cost effective. Complete roof replacements with twenty year warranties are the most permanent cost effective solutions.

This item, if approved, will replace the previous request to Approve the Final Guaranteed Maximum Price (GMP) in the amount of \$1,599,687 as part of the Total Program Manager (TPM) Agreement for Hallandale High School originally presented at the May 30, 2012 and June 19, 2012 Board meetings. Staff was instructed to prepare additional information, a comparison of the financial impact of pursuing this project as a Hard Bid and compare those costs with the TPM contractor's GMP. The estimated project cost under hard bid is \$1,731,485 or, \$131,807 more than the GMP. (See Table 4)

There are also potential cost savings under the TPM contract that do not exist under the hard bid contract including unspent contingency and buyout savings that accrue to the Board. Under the Hard Bid, the maximum costs are unknown at this time and can increase due to change orders, delay claims, design errors and omissions, and other unforeseen circumstances. Currently there are only five (5) Pre-Qualified roofing contractors who could participate in this process, however, there are numerous general contractors that could bid the project and potentially award the roofing work to a contractor not pre-qualified by the Board. In some circumstances this is not a desirable situation and can result in poor performance, delays, and other conflicts resulting with damages and other costs to the Board.

Bidding Documents for a hard bid are not currently prepared. If authorized, staff shall base the documents on a design prepared by National Roofing of South Florida, Inc. The project was designed and permitted under the 2007 Florida Building Code (FBC) and will be re-permitted under the new 2010 FBC.

Completion of this project will ensure the students and faculty of Hallandale High School have water-tight roofing systems and minimize potential interior issues resulting from recurrent leaks.

Approved by:  Date: 7/9/12