



EXECUTIVE SUMMARY

Recommendation that the Broward College District Board of Trustees authorize the negotiations with CORE Construction Services of Florida LLC dba CORE Construction for the solicitation RFQ-2024-015-OA - Construction Management at Risk Services for North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion Project. Fiscal Impact: Estimated \$34,200,000.00

Presenter(s): Deborah Czubkowski, VP Facilities Management

What is the purpose of this contract and why is it needed? To contract a Florida licensed, qualified, and experienced company capable of providing Construction Management at Risk Services for the North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion, located at the North Campus of Broward College in Coconut Creek, Florida. It is needed to follow FLORIDA COLLEGE SYSTEM - CIP 3A CAPITAL PROJECT EXPLANATION - 2024-2025 through 2026-2027, for a type of project considered remodel and new construction.

On April 9, 2024, the College released the solicitation Request for Qualifications - RFQ-2024-015-OA - Construction Management at Risk Services for North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion with the intent to receive replies from Florida licensed, qualified, and experienced companies capable of providing Construction Management at Risk Services for the North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion, located at the North Campus of Broward College in Coconut Creek, Florida, in accordance with the terms, conditions and specifications of the solicitation.

On May 15, 2024, the College received replies from eight (8) vendors.

On June 10, 2024, the College's Evaluation Committee convened in a public meeting to discuss the replies received and rank the replies according to the evaluation criteria found in the RFQ document. Upon review of the replies, the Evaluation Committee ranked replies and selected the following top ranked three (3) respondents to proceed to Phase II - Interviews and Presentations, as follows (in alphabetical order):

1. CORE Construction Services of Florida LLC dba CORE Construction
2. James B. Pirtle Construction Company, Inc. dba Pirtle Construction Company
3. State Contracting & Engineering Corporation

On June 27, 2024, the College's Evaluation Committee convened in a public meeting to evaluate the interviews and presentations according to the evaluation criteria set forth in the RFQ document. Upon evaluation, the Evaluation Committee scored and ranked respondents, and as a result, recommended the top ranked respondent to proceed to Phase III - Contract Negotiations:

1. CORE Construction Services of Florida LLC dba CORE Construction

CORE Construction Services of Florida LLC dba CORE Construction was determined to be the most qualified, responsible, and responsive respondent. The decision to recommend negotiations with CORE Construction Services

of Florida LLC dba CORE Construction is based on several key factors such as:

- They demonstrated outstanding knowledge of phasing sequencing for the current buildings and new building construction.
- Clearly defined their staff roles and responsibility for the pre-design, design, bidding, construction and close out.
- The use of software technology to assist in the design process and mitigation of potential change orders during construction.

Pursuant to College Procedure A6Hx2-7.09 - Acquisition of Professional Services covered by the Consultant's Competitive Negotiations Act, "the selection recommendation committee shall submit a list of the highest firms to the Vice President for Operations for recommendation and approval. The Vice President for Operations shall prepare a recommendation to the President for conveyance to the Board of Trustees for their formal approval of the firm."

Since a multiple award is not being considered, only one firm is being recommended for contract negotiations.

What procurement process or bid waiver was used and why?

The procurement process used was a formal competitive process per FLDOE Rule 6A-14.0734, College Procedure A6Hx2-6.34, and College Procedure A6Hx2-7.09. Additionally, Florida Statutes 287.055 applies to the procurement of these construction management at risk services due to construction cost. As such, an RFQ was issued.

Is this a budgeted expenditure from the budget established at the last June Board of Trustees meeting?

Broward College has been pursuing funding for this project from the State for approximately 8 years. The State has provided \$15 million this fiscal year with an anticipated additional of \$15 million next fiscal year. Broward College will supplement the remaining \$8 million with legally available funds for construction.

What fund, cost center and line item(s) were used?

FD715, FD720-D200-2324, CC0374 - PG000288 Renovation/Remodeling.

Has Broward College used this vendor before for these products or services?

No, however reference was provided.

Was the product or service acceptable in the past?

Not Applicable.

Was there a return on investment anticipated when entering this contract?

Building 56 & Building 57 Remodel into STEM and Nursing Expansion will enhance the learning environment, program offerings, and support the academic growth of North Campus.

Was that return on investment not met, met, or exceeded and how?

Not Applicable.

Does this directly or indirectly feed one of the Social Enterprise tactics and how?

Broward College expects that the North Campus Building 56 & Building 57 Remodel into STEM and Nursing expansion will allow us to offer four more associate degree programs, one additional bachelor's degree program and seven more certificate programs, which are estimated to produce and additional 140 degrees awarded on an annual basis beginning the 2026-2027 academic year. The proposed renovations will allow the College to expand the number of students served and increase opportunities to accelerate students to complete a certificate or degree. Currently, the two buildings house 15 classrooms and 7 Science laboratories. The proposed renovation and additional square footage will create 10 Sciences laboratories, 4 Nursing laboratories, 4 Nursing classrooms and 4 Lecture classrooms to accommodate the growing population of STEM, Health Sciences, and Nursing Pathway students.

Did the vendor amend Broward College’s legal terms and conditions [to be answered by the Legal Office] if the College’s standard contract was used and was this acceptable to the Legal Office? Not Applicable.

FISCAL IMPACT:

Description: \$34,200,000.00 using North Campus B-56 & B-57 Remodel into STEM & Nursing Expansion

RFQ-2024-015-OA – CM at Risk Services

Project Number: 2000-C23-01.0

08/20/24	CC0374 · Facilities Planning Operations	(\$34,200,000.00)
	Estimated	

Donald Astrab

Donald Astrab, VP, Academic Operations, Analytics, & Comm

















7/10/2024

APPROVAL PATH: 12358: CM at Risk Services for North Campus B56 & B57 Remodel (RFQ-2024-015-OA)

 **Workflow**

 Edit View

 Add Work Item

Stage	Reviewer	Description	Due Date	Status	
1	Deborah Czubkowski	VP, Facilities Management		 Completed	
2	Donald Astrab	Chief Operating Officer		 Completed	
3	Zaida Riollano	Procurement Approval 		 Completed	
4	Rabia Azhar	CFO Review		 Completed	
4	Christine Sims	Budget Departmental Review		 Completed	
5	Board Clerk	Agenda Preparation		 Pending	
6	District Board of Trustees	Meeting	08/20/24 11:00 AM	 Pending	
7	Electronic Signature(s)	Signatures obtained via DocuSign b		 Pending	
8	Natalia Triana-Aristizabal	Contracts Coordinator		 Pending	

MEMORANDUM

TO: Donald Astrab, Interim President, Executive Vice President, Chief Operating Officer, and Senior Vice President of Operations

FROM: Deborah Czubkowski, Vice President, Facilities Management (Chair of Evaluation Committee)

DATE: July 10, 2024

SUBJECT: Basis for recommendation for contract negotiations with CORE Construction Services of Florida LLC dba CORE Construction for the solicitation RFQ-2024-015-OA – CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR NORTH CAMPUS BUILDINGS 56 & 57 REMODEL INTO STEM AND NURSING EXPANSION

On April 9, 2024, Broward College released the solicitation REQUEST FOR QUALIFICATIONS - RFQ-2024-015-OA – CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR NORTH CAMPUS BUILDINGS 56 & 57 REMODEL INTO STEM AND NURSING EXPANSION with the intent to receive replies from Florida licensed, qualified, and experienced companies capable of providing Construction Management at Risk Services for the North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion, located at the North Campus of Broward College in Coconut Creek, Florida, in accordance with the terms, conditions and specifications of this solicitation.

The scope of work is to provide Construction Management at Risk Services for the North Campus Buildings 56 and 57 Remodel into STEM and Nursing Expansion Project at Broward College. Services are to include, but are not limited to, the following:

- Full responsibility for the completion of the agreed scope of the project awarded, including full responsibility for all applicable subcontractors.
- Prequalification of all subcontractors.
- Preconstruction/Construction services, including budget preparation, value engineering, cost analysis, and scheduling evaluations.
- Adhering to Broward College procurement requirements including the public bidding of subcontractor work as applicable.
- Coordinating scheduling of the work.
- Coordination with other Contractors/Construction Management companies as necessary.
- Supervision of the work.
- Working with the College's Architects and Engineers of Record on the project.
- Emergency repairs.
- Other construction activities deemed necessary by the College.
- As-build record keeping by a College assigned licensed surveyor.
- Attendance by management and field representative(s) at the College Facilities Department's Annual Facilities Management Design and Construction Vendor Training.

The vendor shall have the capability of providing full Construction Management at Risk Services and fulfilling ALL REQUIRED materials and/or services and solicitation objectives through a direct contractual relationship in which the College will execute a single contract with the awarded vendor.

The project will take place at Broward College North Campus, Buildings 56 and 57, 1000 Coconut Creek Blvd, Coconut Creek, FL 33066 and will follow FLORIDA COLLEGE SYSTEM - CIP 3A CAPITAL PROJECT EXPLANATION - 2024-2025 through 2026-2027, for a type of project considered remodel and new construction.

On May 15, 2024, the College received replies from eight (8) vendors (in alphabetical order):

1. CORE Construction Services of Florida LLC dba CORE Construction
2. Eric Carmichael LLC
3. James B. Pirtle Construction Company, Inc. dba Pirtle Construction Company
4. Kaufman Lynn Construction, Inc.
5. LEGO Construction Company
6. Rycon Construction, Inc.
7. State Contracting & Engineering Corporation
8. T&G Corporation dba T&G Constructors

The reply from Eric Carmichael LLC was rejected and disqualified per the RFQ document.

On June 10, 2024, the College's Evaluation Committee convened in a public meeting to discuss the replies received and rank the replies according to the evaluation criteria found in the RFQ document. Upon review of the replies, the Evaluation Committee ranked replies and selected the following top ranked three (3) respondents to proceed to Phase II – Interviews and Presentations, as follows (in alphabetical order):

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The initial evaluation of the replies received was based on several key criteria: Project Staff and Organization Chart, Related Building Experience and Performance Record, Scheduling and Cost Control, Distance to Site, and Financial Capacity.

Interviews and presentation meetings were later conducted on June 26, 2024, with the three shortlisted respondents using the following criteria: References, Knowledge of the Site and Local Conditions, Proposed Project Staff and Functions, Overall Approach and Methodology, Cost Control/Value Engineering, and Project Scheduling.

On June 27, 2024, the College's Evaluation Committee convened in a public meeting to evaluate the interviews and presentations according to the evaluation criteria set forth in the RFQ document. Upon evaluation, the Evaluation Committee scored and ranked respondents, and as a result, recommended the top ranked respondent to proceed to Phase III – Contract Negotiations:

1. CORE Construction Services of Florida LLC dba CORE Construction

CORE Construction Services of Florida LLC dba CORE Construction was determined to be the most qualified, responsible, and responsive respondent. The decision to recommend negotiations with CORE Construction Services of Florida LLC dba CORE Construction is based on several key factors such as:

- Vendor demonstrated outstanding knowledge of phasing sequencing for the current buildings and new building construction.
- Vendor clearly defined their staff roles and responsibility for the pre-design, design, bidding, construction, and close out.
- Vendor demonstrated the use of software technology to assist in the design process and mitigation of potential change orders during construction.

Pursuant to College Procedure A6Hx2-7.09 - Acquisition of Professional Services covered by the Consultant's Competitive Negotiations Act, "the selection recommendation committee shall submit a list of the highest firms to the Vice President for Operations for recommendation and approval. The Vice President for Operations shall prepare a recommendation to the President for conveyance to the Board of Trustees for their formal approval of the firm." Since a multiple award is not being considered, only one firm is being recommended for contract negotiations.

Furthermore, per the same College Procedure mentioned above, "Once approved by the Board of Trustees, the Vice President for Operations or his designee shall be responsible for the contract negotiations with the recommended firm. A contract shall be negotiated at a fee that is fair, competitive and reasonable based on the project cost, complexity and scope. The Vice President for Operations shall submit the completed contract and fee proposal to the President for approval by the Board of Trustees."

Consequently, as Chair of the Evaluation Committee, I am submitting this recommendation to enter into contract negotiations with CORE Construction Services of Florida LLC dba CORE Construction, regarding the solicitation RFQ-2024-015-OA – CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR NORTH CAMPUS BUILDINGS 56 & 57 REMODEL INTO STEM AND NURSING EXPANSION, for your review and further actions.

Deborah Czubkowski
Vice President, Facilities Management
Chair of Evaluation Committee for RFQ-2024-015-OA
(No Signature Required)

[College Procedure A6Hx2-7.09](#)