



## EXECUTIVE SUMMARY

**Recommendation that the Broward College District Board of Trustees authorize the standard agreement with CORE Construction Services of Florida LLC dba CORE Construction for Construction Management at Risk Services (RFQ-2024-015-OA) for Building 56 & Building 57 Remodel into STEM & Nursing Expansion Project. Fiscal Impact: Estimated \$30,000,000.00**

**Presenter(s):** Deborah Czubkowski, VP Facilities Management

### **What is the purpose of this contract and why is it needed?**

The purpose and the need of this contract is for Construction Management at Risk Services for the North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion Project at Broward College as per the terms and conditions specified in the agreement. Broward College released the solicitation RFQ-2024-015-OA - Construction Management at Risk Services for North Campus Buildings 56 & 57 Remodel into STEM and Nursing Expansion to solicit replies for these services.

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. Notices were sent to 1,363 prospective vendors using DemandStar and My Florida MarketPlace.

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 (PHASE I) 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.
- Comprehensive analysis of the existing site.
- Understanding complex programming requirements.
- Proven record of executing similar size and scope projects at other state and public institutions.
- References.

The remodel of existing buildings partnered with a new addition creates a distinct challenge. CORE Construction displayed the unique qualifications necessary to take on this challenging project. Their demonstration on approach and method to tackle this project conveyed experience and ingenuity. CORE is partnering with D. Stephenson Construction who has previously executed a similar project (Building 1008 Simulation Center at Central Campus) at the college under a different partnership.

#### **What procurement process or bid waiver was used and why?**

The procurement process used was a formal competitive solicitation 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. The College released the Request for Qualifications RFQ-2024-015-OA with the intent to receive replies from Florida licensed, qualified, and experienced companies capable of providing Construction Management at Risk Services.

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

The 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. The College will supplement the remaining \$8 million with legally available funds for the total project budget of \$38,000,000 (including CM at Risk, Architectural/Engineering, and Inspection services).

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

\$18,000,000 Confirmed Funds in FD715, FD720-D200-2324, CC0374 - PG000288 Renovation/Remodeling for Phase I.

\$12,000,000 Expected Funding to be available in FY25 for Phase II.

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

CORE Construction has not done work at Broward College, but their partner for this project, D. Stephenson Construction has (Building 1008 Simulation Center).References for CORE Construction have been provided.

**Was the product or service acceptable in the past?**

Not applicable.

**Was there a return on investment anticipated when entering this contract? No.**

**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?**

**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

<b>09/24/24</b>	<b>CC0374 · Facilities Planning Operations</b>	<b>(\$34,200,000.00)</b>
	Estimated	

**Donald Astrab**

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

8/28/2024

**HISTORY:**

09/04/24 District Board of Trustees