



EXECUTIVE SUMMARY

Recommendation that the Broward College District Board of Trustees authorize the non-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 \$34,200,000.00

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.

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

- Comprehensive analysis of the existing site.
- Understanding complex programming requirements.
- Proven record of executing similar projects at other state and public institutions.

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.

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. Broward College released the Request for Qualifications RFQ-2024-015-AO 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?

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?

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

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

Donald Astrab

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

8/28/2024