

EXECUTIVE SUMMARY

**Construction Bid Recommendation of \$500,000 or Greater
ITB 18-165C
Ramblewood Elementary School, Coral Springs
Anatom Construction Company
SMART Program Renovations
Project No. P.001725**

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Contractor:	Anatom Construction Company
Notice to Proceed Date:	Pending Board Approval
Budget:	See below

GENERAL OVERVIEW:

This item is requesting authorization to award a Lump Sum Contract for construction of the Ramblewood Elementary School SMART Program Renovations to Anatom Construction Company, in the amount of \$3,245,144. The scope of work for this project includes, but not limited to, building envelope improvements, media center improvements, and HVAC improvements. Scope to provide fire sprinklers to Buildings 1, 2, and 85 was reviewed by the District’s Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Buildings 2 and 85 did not require fire sprinklers and therefore, this scope of work was removed from the construction documents. Scope associated with the PE/Athletic Improvements include fine grading, soil preparation, and wood mulch. This scope was reviewed with the school stakeholders during scope validation. A decision was reached to proceed without this scope as the school had plans already underway for a new playground with District Standard Poured-In-Place surface.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on October 18, 2018 from a total of three (3) bidders. Procurement and Warehousing Services has recommended the award of the project to Anatom Construction Company as the responsive, responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The proposal from Anatom Construction Company exceeds the available funds and requires additional funding to proceed with the SMART Program Renovations. CBRE | Heery recommends that the Board approve additional funding in the amount of \$1,353,158.

The scope of work at Ramblewood Elementary School includes fire sprinklers, building envelope improvements, media center improvements, and HVAC improvements. The original funding for these scopes reflected that roughly 45% of the construction budget was associated with HVAC improvements, 25% was associated with fire sprinklers, 19% was associated with building envelope improvements, and the remaining 11% was associated with media center improvements. Based on the Atkins estimate, the cost of the original scope of work associated with the building envelope improvements has significantly increased. This is mainly attributed to an increase in the roofing and fire sprinkler cost per square foot (SF). In the original Facilities Conditions Assessment, the roofing and fire sprinkler costs per SF were substantially lower. For roofing, the MAPPS raw cost per SF was \$7.25, but in the Atkins estimate it was \$17.75. The SF required for roofing did not substantially change as MAPPS was 20,972 SF and actual is 20,221 SF. For the fire sprinkler scope, MAPPS raw cost per SF was \$4.99. But in the Atkins estimate, it is \$9.10. The SF of the sprinkled area was actually reduced from 80,960 SF to 60,624 SF. The increase in roofing and fire sprinkler costs per square foot are the primary factors resulting in the need for the additional funding.

The overall project budget for the SMART Program Renovations at Ramblewood Elementary School is \$2,860,000. Of this amount, the pre-bid construction budget is \$2,015,000 and the pre-bid construction contingency is \$201,500 (10% of construction budget). The balance of the budget is for costs such as design fees, program management fees, and other soft costs.

The proposal that was received from Anatom Construction Company was for \$3,245,144. This proposal is \$1,230,144 over the pre-bid construction budget [$\$3,245,144$ (proposal amount) - $\$2,015,000$ (pre-bid construction budget)]. In addition, in order to maintain a 10% construction contingency for the project, the contingency needs to be increased by $\$123,014$ [$\$324,514$ (10% value of proposal) - $\$201,500$ (pre-bid construction contingency)].

The total requested increase to the overall project budget for the SMART Program Renovations is therefore $\$1,353,158$ ($\$1,230,144 + \$123,014$). This will result in a revised overall project budget of $\$4,213,158$ for the SMART Program Renovations.

Anatom Construction Company is a certified Minority/Women Business Enterprise (M/WBE). Anatom Construction Company has also committed to M/WBE participation of 35% for this project through the use of a certified M/WBE 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](#).