

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-180C
Mirror Lake Elementary School, Plantation
West Construction, Inc.
SMART Program Renovations
Project No. P.002011

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	ACAI Associates, Inc.
Contractor(s):	West Construction, Inc.
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 Mirror Lake Elementary School SMART Program Renovations to West Construction, Inc., in the amount of \$3,038,785.23. The scope of work for this project includes, but not limited to, media center improvements and building envelope improvements. Scope to provide fire sprinklers to Buildings 1, 4, 6, 7, 8, 9, and 85 was reviewed by the District’s Chief Fire Official who determined that these Buildings did not require fire sprinklers, therefore, this scope of work was removed from the construction documents prior to bidding.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on April 23, 2019 from a total of five (5) bidders. Procurement and Warehousing Services has recommended the award of the project to West Construction, Inc. as the lowest responsive, responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The Construction Bid Recommendation for Mirror Lake Elementary School exceeds the available funds and requires additional funding in the amount of \$2,113,400 to proceed with the SMART Program Renovations. Staff has evaluated both the Designer’s and Atkins’ 100% estimates and has deemed the bid fair and reasonable based on current market conditions, which have changed considerably since the 2014 budget development. These budget overages are included in the SMART Program Forecast. The following summarizes the previous and revised funding allocations:

Allocations of Project Funds	Previous Budget	Revised Budget	Net Change
Planning Design and Management	\$394,348	\$394,348	\$0
Construction Contract	\$1,117,423	\$3,038,785.23	\$1,921,362.23
Construction Contingency (10%)*	\$111,742	\$303,779.77	\$192,037.77
Construction Misc.**	\$44,287	\$44,287	\$0
Furnishings	\$52,200	\$52,200	\$0
Total	\$1,720,000	\$3,833,400	\$2,113,400

*Reserved for future use if required
 **Includes the following items where applicable: Off-site Improvements; Misc. Construction; Hazardous Materials Abatement; Technology Infrastructures; Utility Connection Charges; PPO Work Orders; and Portables

The request for additional funding is a result of continued budget overages. The most significant budget overage is associated with the building envelope improvements due to inadequate unit prices and inflation. The HVAC improvement overage is mainly due to Test & Balance and controls. The remainder of the HVAC improvement overage is due to inadequate unit prices and inflation.

Staff has evaluated the various SMART scopes for this project. It was determined that the most cost and time efficient means to deliver these improvements is by a single construction contract. Staff does not recommend creating separate bid packages, “carve outs”, for any of the approved scopes. The proposal received from West Construction, Inc. is believed to be the most cost-effective means of delivering this project.

West Construction, Inc. is not a certified Minority/Women Business Enterprise (M/WBE). However, West Construction, Inc. has committed to M/WBE Participation of 17.46% for this project through the use of certified M/WBE subcontractors.

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](#).