

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-136C
Riverglades Elementary School, Parkland
Lunacon Engineering Group, Corp.
SMART Program Renovations
Project No. P.001866

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	VIA Design Studio, LLC
Contractor(s):	Lunacon Engineering Group, Corp.
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 Riverglades Elementary School SMART Program Renovations to Lunacon Engineering Group, Corp., in the amount of \$2,227,434. The scope of work for this project includes, but not limited to, fire alarm, HVAC improvements, and building envelope improvements. Scope to provide fire sprinklers to Buildings 1, 2, 3, 4, and 6 was reviewed by the District’s Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Buildings 2, 3, 4, and 6 did not require fire sprinklers, and 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 June 4, 2019 from a total of six (6) bidders. This bid was advertised on April 2, 2019 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
12	3	6	2

Procurement and Warehousing Services has recommended the award of the project to Lunacon Engineering Group, Corp. as the responsive, lowest responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The Construction Bid Recommendation for Riverglades Elementary School exceeds the available funds and requires additional funding in the amount of \$448,177 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	\$566,188	\$566,188	\$0
Construction Contract	\$1,820,000	\$2,227,434	\$407,434
Construction Contingency (10%)*	\$182,000	\$222,743	\$40,743
Construction Misc.**	\$101,812	\$101,812	\$0
Furnishings	\$0	\$0	\$0
Total	\$2,670,000	\$3,118,177	\$448,177

*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 HVAC improvements that will require approximately \$600K of additional funds. The building envelope improvements will require approximately \$400K of additional funds. Both overages are attributable to inadequate unit prices, insufficient budgets, and inflation. Fire related items are approximately \$600K under budget and will off-set overage costs related to the aforementioned.

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 Lunacon Engineering Group, Corp. is believed to be the most cost-effective means of delivering this project.

Lunacon Engineering Group, Corp. is a certified Minority/Women Business Enterprise (M/WBE) and has committed to M/WBE Participation of 21.97% for this project.

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](#).