

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 18-204C
Sea Castle Elementary School, Miramar
CB Constructors, Inc.
SMART Program Renovations
Project No. P.001632

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	Crain Atlantis Engineering, Inc.
Contractor(s):	CB Constructors, 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 Sea Castle Elementary School SMART Program Renovations to CB Constructors, Inc., in the amount of \$2,971,072. The scope of work for this project includes, but is not limited to, ADA Stage Lift, fire alarm, HVAC improvements, and building envelope improvements.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on August 28, 2019 from a total of four (4) bidders. This bid was advertised on June 19, 2019 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
15	7	4	2

Procurement and Warehousing Services has recommended the award of the project to CB Constructors, 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 Sea Castle Elementary School exceeds the available funds and requires additional funding in the amount of \$1,508,179 to proceed with the SMART Program Renovations. Both the Designer and Atkins have 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	\$612,545	\$612,545	\$0
Construction Contract	\$1,600,000	\$2,971,072	\$1,371,072
Construction Contingency (10%)*	\$160,000	\$297,107	\$137,107
Construction Misc.**	\$438,430	\$438,430	\$0
Furnishings	\$0	\$0	\$0
Total	\$2,810,975	\$4,319,154	\$1,508,179
*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 building envelope improvements that will require approximately \$600K of additional funds. The HVAC improvements will require approximately \$450K of additional funds. The fire alarm will require approximately \$300K of additional funds.

The overages associated with building envelope and fire alarm improvements are attributable to inadequate unit prices, insufficient budgets, and inflation.

Approximately 90% (\$400K) of the HVAC improvements overage is due to ductwork, ductwork liners, and ancillary items that are required to complete the original scope of work. In addition, two (2) water-cooled chillers were replaced on the campus in FY2017 utilizing \$383,879 of the project budget.

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 CB Constructors, Inc. is the most cost-effective means of delivering this project.

CB Constructors, Inc. is not a certified Minority/Women Business Enterprise (M/WBE). However, CB Constructors, Inc. has committed to M/WBE Participation of 43.76% 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](#).