

**EXECUTIVE SUMMARY**  
**Construction Bid Recommendation of \$500,000 or Greater**  
**ITB 19-140C**  
**Maplewood Elementary School, Coral Springs**  
**Lunacon Engineering Group, Corp.**  
**SMART Program Renovations**  
**Project No. P.001639**

**PROJECT OVERVIEW:**

<b>Delivery Method:</b>	<b>Design/Bid/Build</b>
<b>Architect(s):</b>	<b>M.C. Harry and Associates, Inc.</b>
<b>Contractor(s):</b>	<b>Lunacon Engineering Group, Corp.</b>
<b>Notice to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Budget:</b>	<b>See below</b>

**GENERAL OVERVIEW:**

This item is requesting authorization to award a Lump Sum Contract for construction of the Maplewood Elementary School SMART Program Renovations to Lunacon Engineering Group, Corp., in the amount of \$3,507,115. The scope of work for this project includes, but is not limited to, ADA restrooms and fire sprinklers at restrooms, fire alarm, and building envelope improvements. Scope to provide fire sprinklers to Buildings 1, 2, 4, 5, and 80 was reviewed by the previous District's Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Buildings 2, 4, 5, and 80 did not require fire sprinklers, therefore this scope of work was removed from the construction documents prior to bidding.

There are two (2) separate projects with 2 separate project numbers to be performed at Maplewood Elementary School. It was determined that these 2 projects would be combined and awarded to one (1) construction company, who would be the lowest, responsive and responsible bidder, meeting the specifications, terms, and conditions of the bid. Project No. P.001639 has been designed by M.C. Harry and Associates, Inc. using the Professional Services Agreement approved by the Board on June 21, 2016 (Agenda Item JJ-7). Project No. P.001998 has been designed by Song & Associates, Inc. using the Professional Services Agreement Package A, approved by the Board on December 5, 2017 (Agenda Item JJ-1). This item speaks to Project No. P.001639. These projects were bid together, but under two separate contracts (JJ-1 and JJ-2). Please see JJ-2 for corresponding bid recommendation under ITB 19-140C.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on August 8, 2019 from a total of four (4) bidders. This bid was advertised on June 26, 2019 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
9	4	4	3

Procurement and Warehousing Services has recommended the award of the project to Lunacon Engineering Group, Corp. 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 Maplewood Elementary School exceeds the available funds and requires additional funding in the amount of \$2,295,826 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 funding allocation. These funding overages are included in the SMART Program Forecast. The following summarizes the previous and revised funding allocations:

Allocations of Original Project Funds	Previous Amount	Revised Amount	Net Change
Planning Design and Management	\$633,629	\$633,629	\$0
Construction Contract	\$1,420,000	\$3,507,115	\$2,087,115
Construction Contingency (10%)*	\$142,000	\$350,711	\$208,711
Construction Misc.**	\$84,000	\$84,000	\$0
Furnishings	\$0	\$0	\$0
<b>Total</b>	<b>\$2,279,629</b>	<b>\$4,575,455</b>	<b>\$2,295,826</b>

\*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  
 Note: Bid is 6% over the Atkins estimate. Net Change is 100.7% over the Previous Amount.

The request for additional funding is a result of continued overages to the originally allocated funds. The most significant overage is associated with building envelope improvements that will require approximately \$2M of additional funds. The fire alarm will require approximately \$100K of additional funds.

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 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 15% 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](#).