

EXECUTIVE SUMMARY
Reassignment of HVAC Scope of Work
RGD Consulting Engineers Orlando, LLC/SMG Engineering, Inc.
South Plantation High School, Plantation
Project No. P.002090
SMART Program Renovations
RFQ 18-130C

PROJECT OVERVIEW:

Type of Contract(s):	Professional Services Agreement/Open-Ended Continuing Contract
Project Architect(s):	RGD Consulting Engineers Orlando, LLC/SMG Engineering, Inc.

GENERAL OVERVIEW:

The Professional Services Agreement with RGD Consulting Engineers Orlando, LLC (“RGD”) for South Plantation High School was approved by the Board at the March 6, 2018 School Board Operational Meeting (Agenda Item JJ-1).

The original scope of work for South Plantation High School included HVAC improvements. However, based upon the scope validation process and the investigation of prototypical schools, it was determined that Building 1 has had a long-standing challenge with lack of temperature control, humidity control, frequency of fresh air exchanges, and indoor air quality (“IAQ”) problems. Upon further review of the HVAC scope of work as defined in the MAPPs deficiency report, and comparing it to the existing problems, the original scope of work did not serve to provide either short-term or long-term solutions. Therefore, the consultant on this project was given the task to investigate and develop a comprehensive solution. In addition, the task also required the consultant to deeper examine prototypical schools as a part of its investigation.

While RGD was conducting its research and development, Staff discovered that another one of the District’s current consultants, SGM Engineering, Inc. (“SGM”), had previously advised similar issues at one of the other prototypical schools. Subsequently, Staff requested SGM to provide its strategic solution.

The Office of Capital Programs (“OCP”) and CBRE | Heery, Inc. (“Heery”), received proposals from each consultant, RGD and SGM. Upon completion of reviews by OCP and Heery, it was clear that the solutions that best met the District’s design requirements, energy management parameters, and mitigated the existing IAQ problems, were the ones offered by SGM.

As a result, at the June 23, 2020, Regular School Board Meeting (Agenda Item JJ-5), the Board approved the removal of the HVAC scope of work for Building 1 from RGD and assigned this scope of work to SGM through an Open-Ended Continuing Contract in order to complete the design. Additionally, SGM projected Building Department approvals in October 2020. Due to the scope of work being limited to HVAC and controls, and the anticipated cost of construction, the recommended delivery method would be through the use of a Construction Services Minor Project (“CSMP”) contractor. Once a Letter of Recommendation (“LOR”) is received, requests will be made of the CSMP Mechanical Contractors to determine and complete the selection of the contractor. The projected construction commencement date is December 2020.

In summary, a separate project, inclusive of increased scope versus the original HVAC scope is being recommended to be able to meet both short-term and long-term improvements to a multitude of existing HVAC and IAQ problems.

For the latest Bond Oversight Committee Quarterly Report information regarding this project [click here](#).