

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB FY21-045
Coral Springs High School, Coral Springs
Gulf Building, LLC
SMART Program Renovations
Project No. P.001765

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect:	M.C. Harry and Associates, Inc.
Contractor:	Gulf Building, LLC
Notice to Proceed Date:	Pending Board Approval
Original Funding Allocation:	See below

GENERAL OVERVIEW:

This item is requesting authorization to award a Lump Sum Contract for construction of the Coral Springs High School SMART Program Renovations to Gulf Building, LLC, in the amount of \$10,812,722. The scope of work for this project includes, but is not limited to, fire sprinklers, HVAC improvements, media center improvements, building envelope improvements, electrical improvements, and STEM Lab improvements.

Fire sprinkler scope in Buildings 1 and 7 was reviewed by the Task-Assigned District’s Chief Fire Official who determined that these Buildings had existing fire sprinklers and did not require fire sprinkling. However, the Fire Chief discovered that Room 501 (inside Building 1 – the concession stand in the auditorium only) did require fire sprinkling. Therefore, the scope of work was modified in 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 August 6, 2020 from a total of ten (10) bidders. This bid was advertised on March 24, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
25	10	10	2

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

The Construction Bid Recommendation for Coral Springs High School exceeds the available funds and requires additional funding in the amount of \$3,831,000 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	\$2,298,000	\$2,298,000	\$0
Construction Contract (FLCC)	\$7,330,000	\$10,812,722	\$3,482,722
Construction Contingency (10%)*	\$733,000	\$1,081,278	\$348,278
Construction Misc.**	\$610,000	\$610,000	\$0
Furnishings	\$200,000	\$200,000	\$0
Total	\$11,171,000	\$15,002,000	\$3,831,000

*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 21.7% under the Atkins Estimate. Net Change is 34% over the Previous Amount.

Soft Costs include: Planning, Design, Management, Contingencies, and Furnishings.

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 \$1.8M of additional funds. The HVAC improvements will require approximately \$1.0M of additional funds, and the electrical improvements will require approximately \$700K 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 Gulf Building, LLC is the most cost-effective means of delivering this project.

Gulf Building, LLC is not a certified Minority/Women Business Enterprise (M/WBE). However, Gulf Building, LLC has committed to M/WBE Participation of 15.51% for this project 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](#).