

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-083C
Pines Lakes Elementary School, Pembroke Pines
Cosugas, LLC
SMART Program Renovations
Project No. P.002004

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect:	Laura M. Perez & Associates, Inc.
Contractor:	Cosugas, 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 Pines Lakes Elementary School SMART Program Renovations to Cosugas, LLC, in the amount of \$1,200,000. The scope of work for this project includes, but is not limited to, fire sprinklers, HVAC improvements, building envelope improvements, and media center improvements.

Fire sprinkler scope in Buildings 1, 2, 3, 4, 5, 6, 7, and 85 was reviewed by the Task Assigned District’s Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Buildings 2, 3, 4, 5, 6, 7, and 85 did not require fire sprinklers, 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 August 18, 2020 from a total of three (3) bidders. This bid was advertised on July 14, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
14	9	3	3

Procurement and Warehousing Services has recommended the award of the project to Cosugas, 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 Pines Lakes Elementary School exceeds the available funds and requires additional funding in the amount of \$242,000 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	\$377,800	\$377,800	\$0
Construction Contract (FLCC)	\$980,000	\$1,200,000	\$220,000
Construction Contingency (10%)*	\$98,000	\$120,000	\$22,000
Construction Misc.**	\$27,200	\$27,200	\$0
Furnishings	\$0	\$0	\$0
Total	\$1,483,000	\$1,725,000	\$242,000

*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 18.6% under the Atkins Estimate. Net Change is 16% 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 HVAC improvements that will require approximately \$100K of additional funds. The fire sprinklers will require approximately \$70K of additional funds. The building envelope improvements will require approximately \$50K 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 Cosugas, LLC is the most cost-effective means of delivering this project.

Cosugas, LLC is a certified Minority Business Enterprise-Hispanic American (MBE-HA) and has committed to M/WBE Participation of 100% 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](#).