

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 18-168C
Central Park Elementary School, Plantation
Lunacon Engineering Group, Corp.
SMART Program Renovations
Project No. P.001757

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect:	CSA Central, Inc.
Contractor:	Lunacon Engineering Group, Corp.
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 Central Park Elementary School SMART Program Renovations to Lunacon Engineering Group, Corp., in the amount of \$6,079,000. The scope of work for this project includes, but is not limited to, ADA stage lift, fire sprinklers, conversion of existing space to music and/or art lab(s), building envelope improvements, and HVAC improvements.

The original scope was to provide fire sprinklers to Buildings 1, 2, 3, 4, 5, 6, 7, and 8, however, after review by the Task Assigned District’s Chief Fire Official it was determined that Building 2, was the only building that required fire sprinklers. Buildings 1, 3, 4, 5, 6, 7, and 8 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 February 20, 2020 from a total of five (5) bidders. This bid was advertised on January 17, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
14	11	5	3

Procurement and Warehousing Services has recommended the award of the project to Lunacon Engineering Group, Corp. 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 Central Park Elementary School exceeds the available funds and requires additional funding in the amount of \$3,045,525 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	\$1,127,000	\$1,127,000	\$0
Construction Contract	\$3,310,475	\$6,079,000	\$2,768,525
Construction Contingency (10%)*	\$331,000	\$608,000	\$277,000
Construction Misc.**	\$159,000	\$159,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$4,927,475	\$7,973,000	\$3,045,525

*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 11.2% under the Atkins Estimate. Net Change is 62% over the Previous Amount.

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 \$2.4M of additional funds. The HVAC 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 Lunacon Engineering Group, Corp. is the most cost-effective means of delivering this project.

Lunacon Engineering Group, Corp. is a certified Minority Business Enterprise-Hispanic American (MBE-HA) 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](#).