



Fayette County Public Schools

Executive Summary Fayette County Public Schools Board Meeting Agenda Item

MEETING: Planning

DATE: February 12, 2024

TOPIC: Approval of Bid, Proposed Contract, and a Revision to the BG-1 Project Application for the Replacement of HVAC Systems at Lexington Traditional Magnet School (LTMS) BG #24-080

PREPARED BY: Myron Thompson, Chief Operating Officer @ 381-4165

Recommended Action on: 2/12/2024
Action Item for Vote (PLANNING MEETING)

Superintendent Prior Approval: Yes

Recommendation/Motion: Accept the base bid with Alternates #1, 2, 2A, 3 and 4 as submitted by Lagco, Inc.; authorize the Superintendent to execute the standard American Institute of Architects (AIA) A101 contract (KDE Version) in the amount of \$1,191,400.00 (One Million, One Hundred Ninety-one Thousand, Four Hundred Dollars), subject to review/approval of the FCPS General Counsel; and approve a revision to the BG-1 Project Application for a total of \$1,460,000.00 (One Million, Four Hundred Sixty Thousand Dollars), for the replacement of HVAC Systems at Lexington Traditional Magnet School (LTMS.)

Background/Rationale: The 2021 District Facility plan (DFP) includes replacement of HVAC Systems at Lexington Traditional Magnet School (LTMS) Item 2c.6. The project will include replacement of 24 HVAC units, two dedicated outdoor air units, and the cooling tower and adding building controls. The project design work will begin immediately, with an advertisement and bid receipt planned to be bid in December of 2023 and be finished by December 2024. Much of the construction work is planned to take place summer of 2024. The schedule is based on allowing time to obtain the approvals, review shop drawings, and order the materials. This project was listed on the recommended project list presented to the school board in June 2023.

A revised BG-1 Project Application for the construction, identifying the extent and cost of the work, was approved by the Board at its September 25, 2023 meeting. GRW Engineers have produced final Construction Documents for bidding describing these modifications. The project is planned to start mid-February 2024 and to be completed winter 2024. On Wednesday, January 10, 2024, two (2) bidders submitted proposals on the base bid with five (5) alternates. The results of the bidding are as follows:

	BIDDER	BASE BID	Alternate Bid Nos. 1, 2, 2A, 3 & 4	BASE BID plus Nos. 1, 2, 2A, 3 & 4
1	Lagco, Inc.	\$1,184,900.00	\$6,500.00	\$1,191,400.00
2	Comfort & Process Solutions	\$1,329,063.00	\$0	\$1,329,063.00

Alternate #1=DDC Controls; Alternate #2=Delta Cooling Tower; Alternate #2A=Delta Tower Anti-microbial Material; Alternate #3=Daikin; Alternate #4=Modine/Airedale

Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid with Alternates #1, 2, 2A, 3 and 4 as submitted by Lagco, Inc. and recommend a revision to the BG-1. Approval will allow the award of a contract for the replacement of HVAC Systems at Lexington Traditional Magnet School (LTMS) to commence with minimal delay. Based on this recommendation, a revision to the BG-1 is required as follows:

	Initial BG-1 Project Application Budget (9/27/23)	Revised BG-1 Project Application Budget
Total Construction Cost:	\$2,068,445.31	\$1,191,400.00
Contingencies:	\$103,422.27	\$119,140.00
Architect/Engineer Fee:	\$142,375.00	\$101,424.95
Fiscal Agent Fee:	\$18,090.00	\$12,500.00
Bond Discount Fee:	\$39,067.42	\$21,045.05
Surveys:	\$0	\$0
Geotechnical:	\$0	\$0
Special Inspections:	\$0	\$0
Commissioning:	\$15,000.00	\$0
Printing:	\$3,600.00	\$4,000.00
Testing & Balancing:	\$25,000.00	\$6,980.00
LFUCG Permit Fee:	\$5,000.00	\$3,510.00
Total Estimated Cost:	\$2,420,000.00	\$1,460,000.00

Strategic Priority:

- Student Achievement Diversity, Equity, Inclusion & Belonging
 Highly Effective & Culturally Responsive Workforce
 Stakeholder Engagement & Outreach Organizational Health & Efficiency

Data Considerations: District Facility Plan

Policy: Board Policy 01.1 – General Powers and Duties of Board

Fiscal Impact:

<u>Fund</u>	<u>Org. Code</u>	<u>Object</u>	<u>Amount</u>
Local FSPK Bond	360	5110 / 5120	\$1,460,000.00

Attachment(s): BG-1 Project Application