



Fayette County Public Schools

Executive Summary Fayette County Public Schools Board Meeting Agenda Item

MEETING: Regular

DATE: March 11, 2024

TOPIC: Approval of Bid, Proposed Contract, and a Revision to the BG-1 Project Application for the Replacement of HVAC Systems at Northern Elementary School BG #24-081

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

Recommended Action on: 3/25/2024
Consent Item

Superintendent Prior Approval: Yes

Recommendation/Motion: Accept the base bid 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 \$3,182,203.00 (Three Million, One Hundred Eighty-two Thousand, Two Hundred Three Dollars), subject to review/approval of the FCPS General Counsel; and approve a revision to the BG-1 Project Application for a total of \$3,840,000.00 (Three Million, Eight Hundred Forty Thousand Dollars,) for the replacement of HVAC Systems at Northern Elementary School.

Background/Rationale: The 2021 District Facility plan (DFP) includes replacement of HVAC Systems at Northern Elementary School Item 1c.8. The project will include replacement of 10 multi-zone units, an air handling unit, a rooftop unit, and adding building controls. The project design work will begin immediately, with an advertisement and bid receipt planned to be bid in January 2024 and be finished by February or March 2025. Much of the construction work is planned to take place fall and winter 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.

The initial 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 winter 2024 and to be completed summer 2025. On Tuesday, February 13, 2024, three (3) bidders submitted proposals on the base bid with three (3) alternates. The results of the bidding are as follows:

	BIDDER	BASE BID	ALTERNATES (Not Accepted)	FINAL BID AMOUNT (No Alternates)
1	Lagco, Inc.	\$3,182,203.00	\$25,600.00	\$3,182,203.00
2	Comfort & Process Solutions	\$3,301,153.00	\$36,353.00	\$3,301,153.00
3	MCR	\$3,629,655.87	\$0	\$3,629,655.87

Alternate #1=DDC Controls; Alternate #2=RTU Elec Heat; Alternate #3=Multi-Zone RTU

Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid 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 Northern Elementary School 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 (9/25/23)	Revised BG-1 Project Application Budget
Total Construction Cost:	\$5,263,400.00	\$3,182,203.00
Contingencies:	\$526,340.00	\$318,220.30
Architect/Engineer Fee:	\$371,727.00	\$231,561.86
Fiscal Agent Fee:	\$48,910.00	\$39,055.00
Bond Discount Fee:	\$99,023.00	\$58,359.84
Surveys:	\$0	\$0
Geotechnical:	\$0	\$0
Special Inspections:	\$0	\$0
Commissioning:	\$10,000.00	\$0
Printing:	\$3,600.00	\$3,600.00
Testing & Balancing:	\$22,000.00	\$0
LFUCG Permit Fee:	\$5,000.00	\$7,000.00
Total Estimated Cost:	\$6,350,000.00	\$3,840,000.00

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	\$3,840,000.00

Attachment(s): BG-1 Project Application