



Fayette County Public Schools

Executive Summary Fayette County Public Schools Board Meeting Agenda Item

MEETING: Regular

DATE: June 10, 2024

TOPIC: Approval of Bid, Proposed Contract, and a Revision to the BG-1 Project Application for the Replacement of HVAC Systems at Lansdowne Elementary School
BG #24-286

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

Recommended Action on: 6/24/2024
Consent Item

Superintendent Prior Approval: No

Recommendation/Motion: Accept the base bid with Alternates #1 and 2 as submitted by Comfort and Process Solutions; authorize the Superintendent to execute the standard American Institute of Architects (AIA) A101 contract (KDE Version) in the amount of \$2,785,000.00 (Two Million, Seven Hundred Eighty-five Thousand Dollars), subject to review/approval of the FCPS General Counsel; and approve a revision to the BG-1 Project Application for a total of \$3,370,000.00 (Three Million, Three Hundred Seventy Thousand Dollars) for the replacement of HVAC Systems at Lansdowne Elementary School.

Background/Rationale: The 2021 District Facility plan (DFP) includes replacement of HVAC Systems at Lansdowne Elementary School Item 1c.11. The project includes replacement of nine (9) multi-zone units, one (1) rooftop unit, adding building controls, and duct cleaning. This project was listed on the recommended project list presented to the school board in June 2023.

A BG-1 Project Application for the construction, identifying the extent and cost of the work was approved by the Board at its March 25, 2024 meeting. GRW Engineering have produced final Construction Documents for bidding describing these modifications. The project is planned to be completed in 2025. On May 21, 2024, four (4) bidder(s) submitted proposals on the base bid with two (2) alternates. The results of the bidding are as follows:

| | BIDDER | BASE BID | Alternate Bid Nos. 1 & 2 | BASE BID plus Nos. 1 & 2 |
|---|-----------------------------|-----------------|---|---|
| 1 | Comfort & Process Solutions | \$2,590,000.00 | \$195,000.00 | \$2,785,000.00 |
| 2 | Lagco, Inc. | \$2,661,900.00 | \$350,000.00 | \$3,011,900.00 |
| 3 | Marrillia Construction | \$3,135,000.00 | \$251,665.00 | \$3,386,665.00 |
| 4 | Greater Comfort | \$3,799,950.00 | \$0 | \$3,799,950.00 |

Alternate #1=RTU Heat Rec Wheel; Alternate #2=Multizone RTU

Based on the review of these proposals, the FCPS staff and the design consultants recommend acceptance of the base bid with Alternates #1 and 2 as submitted by Comfort and Process Solutions and recommend a revision to the BG-1. Approval will allow the award of a contract for the replacement of HVAC Systems at Lansdowne 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 (3/25/24) | Revised BG-1 Project Application Budget |
|--------------------------------------|--|--|
| Total Construction Cost: | \$3,607,500.00 | \$2,785,000.00 |
| Contingencies: | \$360,750.00 | \$278,500.00 |
| Architect/Engineer Fee: | \$259,938.13 | \$210,108.13 |
| Fiscal Agent Fee: | \$41,111.00 | \$30,000.00 |
| Bond Discount Fee: | \$60,100.87 | \$40,791.87 |
| Surveys: | \$0 | \$0 |
| Geotechnical: | \$0 | \$0 |
| Special Inspections: | \$0 | \$0 |
| Commissioning: | \$0 | \$0 |
| Printing: | \$3,600.00 | \$3,600.00 |
| Testing & Balancing: | \$20,000.00 | \$15,000.00 |
| LFUCG Permit Fee: | \$7,000.00 | \$7,000.00 |
| Total Estimated Project Cost: | \$4,360,000.00 | \$3,370,000.00 |

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 | \$3,370,000.00 |

Attachment(s): Revised BG1 Project Application