

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 18-187C
Pioneer Middle School, Cooper City
LEGO Construction Co.
SMART Program Renovations
Project No. P.001793

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	Williamson Dacar Associates Inc.
Contractor(s):	LEGO Construction Co.
Notice to Proceed Date:	Pending Board Approval
Budget:	See below

GENERAL OVERVIEW:

This item is requesting authorization to award a Lump Sum Contract for construction of the Pioneer Middle School SMART Program Renovations to LEGO Construction Co., in the amount of \$9,096,994. The scope of work for this project includes, but not limited to, fire sprinkler protection, upgrade lighting to T8 and emergency lighting, safety/security upgrade, building envelope improvements, media center improvements, and HVAC improvements. Scope to provide fire sprinklers to Buildings 1, 2, 4, and 5 was reviewed by the District’s Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Buildings 2, 4, and 5 did not require fire sprinklers, and therefore, this scope 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 May 2, 2019 from a total of four (4) bidders. Procurement and Warehousing Services has recommended the award of the project to LEGO Construction Co. as the lowest responsive, responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The Construction Bid Recommendation for Pioneer Middle School exceeds the available funds and requires additional funding in the amount of \$3,467,193 to proceed with the SMART Program Renovations. Staff has evaluated both the Designer’s and Atkins’ 100% estimates and has deemed the bid fair and reasonable based on current market conditions, which have changed considerably since the 2014 budget development. These budget overages are included in the SMART Program Forecast. The following summarizes the previous and revised funding allocations:

Allocations of Project Funds	Previous Budget	Revised Budget	Net Change
Planning Design and Management	\$1,399,050	\$1,399,050	\$0
Construction Contract	\$5,945,000	\$9,096,994	\$3,151,994
Construction Contingency (10%)*	\$594,500	\$909,699	\$315,199
Construction Misc.**	\$289,450	\$289,450	\$0
Furnishings	\$70,000	\$70,000	\$0
Total	\$8,298,000	\$11,765,193	\$3,467,193

*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

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 \$2.6M of additional funds. The HVAC improvements will require approximately \$500K of additional funds.

The building envelope improvements overage is due to inadequate unit prices and inflation. The HVAC overage is due to the total replacement of Building 1’s system, increased unit prices, and inflation.

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 LEGO Construction Co. is believed to be the most cost-effective means of delivering this project.

LEGO Construction Co. is a certified Minority Business Enterprise (MBE) and has committed to 12.82% M/WBE participation for this project which is made up of 7.69% self-performance and 5.12% participation through the use of a certified M/WBE subcontractor.

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](#).