

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 19-176C
Bright Horizons Center, Deerfield Beach
LEGO Construction Co.
SMART Program Renovations
Project No. P.001974

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	Song & 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 Bright Horizons Center SMART Program Renovations to LEGO Construction Co., in the amount of \$2,886,000. The scope of work for this project includes, but not limited to, fire alarm, HVAC improvements, and building envelope improvements. Scope to provide fire sprinklers to Buildings 1, 2, 3, 4, and 5 was reviewed by the District’s Chief Fire Official who determined that these were the only buildings that required fire sprinklers.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. A bid was received on April 2, 2019 from only one (1) bidder. Procurement and Warehousing Services has recommended the award of the project to LEGO Construction Co. as the only responsive, responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

This Construction Bid Recommendation for Bright Horizons Center exceeds the available funds and requires additional funding in the amount of \$1,893,100 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	\$339,500	\$339,500	\$0
Construction Contract	\$1,165,000	\$2,886,000	\$1,721,000
Construction Contingency (10%)*	\$116,500	\$288,600	\$172,100
Construction Misc.**	\$42,000	\$42,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$1,663,000	\$3,556,100	\$1,893,100
*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 \$1.1M of additional funds.

Approximately 15% of the building envelope improvements overage is due to approximately 8,000 additional square feet of roofing which was not identified in the 2014 Facilities Condition Assessment (MAPPS). The remainder is due to inadequate unit prices and inflation.

Mechanical, electrical, and plumbing improvements will require approximately \$600K due to inadequate unit prices, inflation, and insufficient funding allotments developed in the 2014 Facilities Condition Assessment.

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 only proposal received (from LEGO Construction Co.) is the most cost-effective means of delivering this project.

LEGO Construction Co. is a certified Minority/Women Business Enterprise (M/WBE) and has committed to 17% M/WBE participation for this project which is made up of 10% self-performance and 7% 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](#).