

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB 18-220C
Sunrise Middle School, Fort Lauderdale
LEGO Construction Co.
SMART Program Renovations
Project No. P.001819

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect(s):	Florida International Consulting Engineers Design, Inc. (FICE Design)
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 Sunrise Middle School SMART Program Renovations to LEGO Construction Co., in the amount of \$5,396,140. The scope of work for this project includes, but is not limited to, safety/security upgrade, HVAC improvements, electrical improvements and building envelope improvements. Scope to provide fire sprinklers to Buildings 2, 3, 12, and 16 was reviewed by the District’s Chief Fire Official who determined that Building 2 was the only building that required fire sprinklers. However, at the time of the District’s Chief Fire Official’s review, the construction documents had progressed to receive a Letter of Recommendation (LOR) to issue a permit. Consequently, a decision was made by staff to allow the project to continue to bid as designed and address fire sprinkling of Building 2 as a separate project (carve out). Buildings 3, 12, and 16 did not require fire sprinklers, therefore, this scope of work 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 July 9, 2019 from a total of three (3) bidders. This bid was advertised on March 13, 2019 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
9	3	3	1

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 Sunrise Middle School exceeds the available funds and requires additional funding in the amount of \$3,950,050 to proceed with the SMART Program Renovations. Both the Designer and Atkins have 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	\$665,296	\$665,296	\$0
Construction Contract	\$1,805,185	\$5,396,140	\$3,590,955
Construction Contingency (10%)*	\$180,519	\$539,614	\$359,095
Construction Misc.**	\$55,000	\$55,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$2,706,000	\$6,656,050	\$3,950,050

*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 \$2.7M of additional funds. The HVAC improvements will require approximately \$900K of additional funds. These overages are attributable to inadequate unit prices, insufficient budgets, 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 creating a separate bid package (carve out) the fire sprinkler scope as a single construction contract. The proposal received from LEGO Construction Co. is believed to be the most cost-effective means of delivering the remainder of the scope for this project.

LEGO Construction Co. is a certified Minority/Women Business Enterprise and has committed to 13.14% M/WBE participation for this project which is made up of 4.91% self-performance and 8.23% participation through the use of a certified 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.](#)