

**EXECUTIVE SUMMARY**  
**Construction Bid Recommendation of \$500,000 or Greater**  
**ITB FY21-088**  
**Tradewinds Elementary School, Coconut Creek**  
**LEGO Construction Co.**  
**SMART Program Renovations**  
**Project No. P.002129**

**PROJECT OVERVIEW:**

<b>Delivery Method:</b>	<b>Design/Bid/Build</b>
<b>Architect:</b>	<b>Rodriguez Architects, Inc.</b>
<b>Contractor:</b>	<b>LEGO Construction Co.</b>
<b>Notice to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Original Funding Allocation:</b>	<b>See below</b>

**GENERAL OVERVIEW:**

This item is requesting authorization to award a Lump Sum Contract for construction of the Tradewinds Elementary School SMART Program Renovations to LEGO Construction Co., in the amount of \$3,089,000. The scope of work for this project includes, but is not limited to, music room renovations, conversion of existing space to music and/or art lab(s), PE/athletic improvements, HVAC improvements, and building envelope improvements.

The Letter of Recommendation to Issue a Permit has been provided by the Building Department. Bids were received on June 9, 2020 from a total of five (5) bidders. This bid was advertised on April 30, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
19	3	5	3

Procurement and Warehousing Services has recommended the award of the project to LEGO Construction Co. as the lowest, responsive and responsible bidder that met the specifications, terms and conditions of the bid (see Exhibit 2 for details).

The Construction Bid Recommendation for Tradewinds Elementary School exceeds the available funds and requires additional funding in the amount of \$2,132,900 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 funding allocation. These funding overages are included in the SMART Program Forecast. The following summarizes the previous and revised funding allocations:

<b>Allocations of Original Project Funds</b>	<b>Previous Amount</b>	<b>Revised Amount</b>	<b>Net Change</b>
Planning Design and Management	\$416,000	\$416,000	\$0
Construction Contract	\$1,150,000	\$3,089,000	\$1,939,000
Construction Contingency (10%)*	\$115,000	\$308,900	\$193,900
Construction Misc.**	\$30,000	\$30,000	\$0
Furnishings	\$0	\$0	\$0
<b>Total</b>	<b>\$1,711,000</b>	<b>\$3,843,900</b>	<b>\$2,132,900</b>

\*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

Note: Bid is 6% over the Atkins Estimate. Net Change is 125% over the Previous Amount.

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 \$1.85M of additional funds. The HVAC improvements will require approximately \$100K of additional funds.

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 the most cost-effective means of delivering this project.

LEGO Construction Co. is a certified Minority Business Enterprise/Hispanic-American (MBE/HA) and has committed to MBE Participation of 15% for this project.

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](#).