

EXECUTIVE SUMMARY
Construction Bid Recommendation of \$500,000 or Greater
ITB FY21-125
Henry D. Perry Education Center, Miramar
LEGO Construction Co.
SMART Program Renovations
Project No. P.001986

PROJECT OVERVIEW:

Delivery Method:	Design/Bid/Build
Architect:	Laura M. Perez & Associates, Inc.
Contractor:	LEGO Construction Co.
Notice to Proceed Date:	Pending Board Approval
Original Funding Allocation:	See below

GENERAL OVERVIEW:

This item is requesting authorization to award a Lump Sum Contract for construction of the Henry D. Perry Education Center SMART Program Renovations to LEGO Construction Co., in the amount of \$7,383,256. The scope of work for this project includes, but is not limited to, fire alarm, fire sprinklers, building envelope improvements, and HVAC improvements.

Fire sprinkler scope in Buildings 3 and 4 was reviewed by the Task Assigned District’s Chief Fire Official who determined that Building 4 was the only building that required fire sprinklers. Building 3 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 2, 2020 from a total of five (5) bidders. This bid was advertised on May 29, 2020 with the summary below:

Potential Prequalified Planholders	Potential Prequalified M/WBE Planholders	Proposals Received	Proposals Received From M/WBE Planholders
28	4	5	1

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 Henry D. Perry Education Center exceeds the available funds and requires additional funding in the amount of \$3,501,580 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:

Allocations of Original Project Funds	Previous Amount	Revised Amount	Net Change
Planning Design and Management	\$1,137,000	\$1,137,000	\$0
Construction Contract	\$4,200,000	\$7,383,256	\$3,183,256
Construction Contingency (10%)*	\$420,000	\$738,324	\$318,324
Construction Misc.**	\$50,000	\$50,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$5,807,000	\$9,308,580	\$3,501,580

*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 9.5% under the Atkins Estimate. Net Change is 60% 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 \$1.8M of additional funds. The fire alarm will require approximately \$775K of additional funds. The HVAC improvements will require approximately \$560K of additional funds. The fire sprinklers will require approximately \$65K 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 M/WBE 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](#).