

**Approve Authorization to Advertise for Construction Manager at Risk Services for
Northeast Senior High School and
Approve the RFQ Form and Authorize the Construction Services Agreement Form –
RFQ 16-194C**

PROJECT OVERVIEW:

Type of Contract:	Construction Manager at Risk Services
Architect:	TBD
Notice to Proceed Date:	Planned date based on June 28, 2016 approval
Budget:	See below

GENERAL OVERVIEW:

The intent of this item is to seek approval of the Authorization to Advertise the Request for Qualifications (RFQ) for Construction Manager at Risk Services (CMAR) for the preconstruction and construction of Northeast Senior High School, GOB Renovations, Project No. P.001684, RFQ 16-194C; approval of the RFQ Form; and approval of the CMAR Standard Agreement Form and General Conditions. The RFQ is designed to have the Qualifications Selection Evaluation Committee (QSEC) select the top ranked firm. Upon QSEC’s recommendation; a Board item shall be submitted to the Board recommendation to award the CMAR package to the successful firm or, as appropriate, to reject all proposals.

The initial scope of work will include preconstruction services from the selected firm. Once a Guaranteed Maximum Price (GMP) is determined at the completion of design, an amendment to incorporate the GMP into the agreement will be brought to the Board for approval.

The CMAR Agreement was generated from a previous SBBC CMAR Agreement that included McGladrey comments from 2012. Agreements from other districts were also reviewed and considered. The agreement being presented was updated by Heery with input/reviews from SBBC legal, outside legal (Becker & Poliakoff), SBBC audit, and SBBC risk management.

The following project is approved in the September 8, 2015 Adopted District Educational Facilities Plan and in the District’s Capital Budget.

Northeast Senior High School Total Funds Allocated for Project Scope Included is \$14,547,000 and Includes Soft Costs:

Provide Professional Design Services for Northeast Senior High School

Construction Manager At Risk services to include but not limited to providing Pre-Design Phase Services, Design Phase Services, Bid and Award Phase Services, Construction Phase Services, Close-out Services, and Warranty Services associated to the scope of work as defined and to be developed to include but not be limited to, single point of entry, safety/security upgrades, fire sprinklers, fire alarm, weight room renovation, STEM lab improvements, HVAC improvements, electrical improvements, re-roofing, ADA renovations related to educational adequacy and other items that may be required to execute the Board approved scope.

Remaining Board approved SMART Program Scope:

School Choice Enhancement is being managed separately by Heery International.

Wireless network upgrade, CAT 6 data port upgrade, technology infrastructure upgrade and additional computers to close computer gap and are being managed separately by the District’s Information & Technology Department.