

EXECUTIVE SUMMARY

**Approve Authorization to Advertise Construction Manager at Risk (CMAR) Services
For Coral Springs Middle School, Coral Springs, and
Approve the RFQ Form and Authorize the Construction Manager at Risk Agreement
RFQ 18-091C**

PROJECT OVERVIEW:

Type of Contract:	Construction Manager at Risk (CMAR) Services
Contractor:	TBD
Notice to Proceed Date:	Planned date based on August 22, 2017 Board meeting
Budget:	\$10,502,000

GENERAL OVERVIEW:

The SMART Program includes an improvement project for Coral Springs Middle School. The first major step that is taken to prepare to execute the work within this project is to identify and hire a design firm. The solicitation for design firms on this project is currently active and proposals are due on August 18, 2017. The second major step, based upon the decision to use a Construction Manager at Risk (CMAR) delivery model, is to solicit and select a construction manager.

The intent of this item is to seek approval for Authorization to Advertise the Request for Qualifications (RFQ) for Construction Manager at Risk Services (CMAR) for the pre-construction and construction of Coral Springs Middle School, SMART Program Renovations, Project No. P.001979, RFQ 18-091C; approval of the RFQ Form; and approval of the CMAR Standard Agreement Form and General Conditions. The RFQ is designed to have the Qualification Selection Evaluation Committee (QSEC) select the top ranked firm. Upon QSEC’s recommendation and following Negotiations; a Board item shall be submitted to the Board with recommendation to award the CMAR agreement to the successful firm or, as appropriate, to reject all proposals.

Note: Selection of the CMAR delivery model for this project is a decision that is made on a project-by-project basis. There are three (3) most commonly used delivery methods that are typically considered for projects of this size, type, and complexity. They are: 1) Design/Bid/Build; 2) CMAR; and 3) Design Build.

In consideration of how best to deliver this project, the ability to be able to determine and fix cost during design, is a benefit. Utilizing this method also allows early start of construction which can effectively reduce the duration of the project. In general, the District’s interests, with respect to cost control and successful completion within the project schedule, are well served with this delivery model.

The initial scope of work will include pre-construction 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 RSM (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 the Office of the General Counsel, external legal (Becker & Poliakoff), the Office of the Chief Auditor, and Risk Management.

The following project was approved in the September 7, 2016 Adopted District’s Educational Facilities Plan and in the District’s Capital Budget.

**Coral Springs Middle School Total Funds Allocated for Project Scope Included is \$10,502,000 and Includes Soft Costs:
Provide Construction Manager at Risk (CMAR) Services for Coral Springs Middle 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 limited to, media center improvements, HVAC improvements, building envelope improvements, and other items that may be required to execute the Board approved scope.