

EXECUTIVE SUMMARY

**Approve Construction Services Agreement
(Construction Manager at Risk – CMAR)
CORE Construction Services of Florida, LLC
Charles W. Flanagan High School, Pembroke Pines
SMART Program Renovations
Project No. P.001847**

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement - Construction Manager at Risk (CMAR)
Construction Manager:	CORE Construction Services of Florida, LLC
Notice to Proceed Date:	Pending Board Approval
Budget:	\$8,533,000

GENERAL OVERVIEW:

The Professional Services Agreement for design was approved on April 18, 2017.

Board approval to advertise RFQ 17-210C was received at the April 4, 2017 School Board meeting. This item is for Board approval of the Construction Services Agreement (Construction Manager at Risk - CMAR Services) between The School Board of Broward County, Florida, and CORE Construction Services of Florida, LLC, for Charles W. Flanagan High School.

In accordance with 1013.46 F.S., State Requirements for Educational Facilities Ch.4:1(1) and Board Policy 7003, the Qualification Selection Evaluation Committee ("QSEC") selected CORE Construction Services of Florida, LLC, as the most qualified proposer. The Negotiating Committee met with CORE Construction Services of Florida, LLC, and negotiated a lump sum Pre-Construction fee of Seventy-Four Thousand Dollars (\$74,000) and a Construction Manager's Fee that will be calculated at 5.00% of the cost of work. Upon receipt of the Intent to Permit, the project shall be advertised to obtain construction bids. A Guaranteed Maximum Price (GMP) shall then be negotiated and a future Board approved contract amendment shall be approved.

This Agreement has been review and approved as to form and legal content by the Office of the General Counsel.

Charles W. Flanagan High School Total Funds Allocated for Project Scope Included is \$8,533,000 and Includes Soft Costs:

Provide Construction Manager at Risk Services for Charles W. Flanagan High School

Construction Manager at Risk Services to include 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, classroom addition to allow for removal of portable buildings, building envelope improvements, HVAC improvements, and other items that may be required to execute the Board approved scope.

For the latest Bond Oversight Committee Quarterly Report information regarding this project [click here](#).