

**EXECUTIVE SUMMARY**

**Construction Services Agreement  
(Construction Manager at Risk Project Delivery)  
Munilla Construction Management, LLC  
Coral Springs Middle School, Coral Springs  
SMART Program Renovations  
Project No. P.001979  
RFQ 18-091C**

**PROJECT OVERVIEW:**

<b>Type of Contract:</b>	<b>Construction Services Agreement – Construction Manager at Risk (CMAR)</b>
<b>Construction Manager:</b>	<b>Munilla Construction Management, LLC</b>
<b>Notice to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Budget:</b>	<b>\$10,308,000</b>

**GENERAL OVERVIEW:**

Board approval to advertise RFQ 18-091C was received at the August 22, 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 Munilla Construction Management, LLC, for Coral Springs Middle 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 Munilla Construction Management, LLC, as the most qualified proposer. The Negotiating Committee met with Munilla Construction Management, LLC, and negotiated a lump sum Pre-Construction fee of Seventy-Two Thousand Dollars (\$72,000) 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 contract amendment shall be presented to the Board for approval.

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

**Coral Springs Middle School Total Funds Allocated for Project Scope Included is \$10,308,000 and Includes Soft Costs:** Provide Construction Manager at Risk Services for Coral Springs Middle School. Services to include providing Pre-Construction 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.

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