

**EXECUTIVE SUMMARY**

**Construction Services Agreement  
(Construction Manager at Risk Project Delivery)  
CORE Construction Services of Florida, LLC  
Package B: Walter C. Young Middle School, Pembroke Pines  
SMART Program Renovations  
Project No. P.002010  
RFQ 18-035C**

**PROJECT OVERVIEW:**

<b>Type of Contract:</b>	<b>Construction Services Agreement CMAR Project Delivery</b>
<b>Contractor:</b>	<b>CORE Construction Services of Florida, LLC</b>
<b>Authorization to Proceed Date:</b>	<b>Pending Board Approval</b>
<b>Budget:</b>	<b>\$9,213,000</b>

**GENERAL OVERVIEW:**

Board approval to advertise RFQ 18-035C was received at the June 27, 2017, Regular School Board Meeting. This item is for Board approval of the Construction Services Agreement between The School Board of Broward County, Florida and CORE Construction Services of Florida, LLC, for Package B: Walter C. Young 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 CORE Construction Services of Florida, LLC, as the most qualified proposer for Package B. The Negotiating Committee met with CORE Construction Services of Florida, LLC, and negotiated a lump sum Pre-Construction fee of Seventy-Seven Thousand, Three Hundred Fifty Dollars (\$77,350) 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.

**Package B: Walter C. Young Middle School Total Funds Allocated for Project Scope Included is \$9,213,000 and Includes Soft Costs:** Provide Construction Management at Risk Services for Walter C. Young 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 with the scope of work as defined and to be developed to include, but not limited to, building envelope improvements, improvements to or replacement of Building 1 (requires additional analysis to determine if the building is in a condition that would warrant replacement or if the building is sufficiently sound that would make improvements appropriate), media center 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](#).