

EXECUTIVE SUMMARY

**GMP Amendment 1 to the Construction Services Agreement
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 Management at Risk (CMAR)
Contractor:	CORE Construction Services of Florida, LLC
Notice to Proceed Date:	Pending Board Approval
Budget:	See Below

GENERAL OVERVIEW:

The Construction Services Agreement (Construction Manager for Construction Management at Risk Services) for Charles W. Flanagan High School with CORE Construction Services of Florida, LLC was approved by the Board at the September 26, 2017 meeting (Agenda Item JJ-11).

The purpose of the Guaranteed Maximum Price (GMP) Amendment 1 is to establish \$11,918,439 as the GMP for the SMART Program improvements.

The scope of work associated with this GMP Amendment 1 includes, but is not limited to, a new 20-classroom building addition, building envelope improvements (roof replacement for Buildings 3, 5, 7, and 8), and HVAC improvements.

The original scope included the construction of an addition to replace all thirty-one (31) existing portable classrooms. However, a Plant Survey was received and approved by the Board on June 13, 2017 (Agenda Item L-24) that reduced the number of classrooms to be included in the addition from thirty-one (31) to twenty (20).

Pursuant to the process for securing bids and in order to determine the GMP Amendment 1 amount, bids were received and opened on June 7, 2018. This GMP Amendment 1 as submitted by CORE Construction Services of Florida, LLC, in accordance with Article 6 of the CMAR agreement, has been received and is recommended for acceptance and approval in the amount of \$11,918,439.

Included in the GMP Amendment 1 are agreed upon Allowances that total \$417,300 and a Construction Contingency of \$476,713 which are customary under the CMAR delivery model and allowed by the Construction Contract Agreement. The purpose of the Allowances is to account for work items that are identified but not quantifiable at the time of the GMP submission. Procedures and expenditures related to the use of any Contingency and any Allowances included in the GMP Amendment 1 shall comply with the CMAR Agreement Section 6.1.1 and Specification Section 01295 Contract Modification Procedures. CORE Construction Services of Florida, LLC must request and receive prior written approval by the Owner, through an Allowance Expenditure Proposal (“AEP”), to use funds contained in each Allowance prior to expenditure of funds. The use of any Allowance is subject to unanimous approval of the AEP by the Chief Facilities Officer, Director of Construction, Owner’s Representative, and Project Cost Consultant, prior to disbursement to CORE Construction Services of Florida, LLC.

This GMP Amendment 1 as submitted by CORE Construction Services of Florida, LLC, exceeds the available funds and requires additional funding to proceed with the SMART Program Renovations. CBRE | Heery recommends the Board approve additional funding in the amount of \$6,793,361. The original overall budget for the SMART Program Renovations at Charles W. Flanagan High School is \$8,533,000. With Board approval of these additional funds, the revised overall budget for the SMART Program Renovations at Charles W. Flanagan High School will be \$15,326,361.

Although the size of the classroom addition was reduced from thirty-one (31) classrooms (approximately 34,700 SF) to twenty (20) classrooms (approximately 26,500 SF), the total cost of the addition has exceeded the total current funding for the addition as shown in the Adopted District Educational Facilities Plan (ADEFP) which reflects the amount of \$6,124,000. Using the current total funding of the \$6,124,000 and the size of the 20 classroom addition (26,500 SF), funding equals \$231/SF. Analysis of current costs of the addition performed by Atkins shows that this figure needs to be increased to approximately \$342/SF.

Atkins has also evaluated the funding issues associated with the building envelope and HVAC improvements. The original total funding for these items was \$2,409,000 and needs to be increased by approximately \$3.8 million. This increase is larger than other SMART projects with similar scopes. The original roof replacement cost model used approximately 55,000 SF where the actual roof replacement area is in the range of 90,000 SF. Likewise, the cost model figures used for the HVAC replacements were significantly lower than current market conditions.

In order to award GMP Amendment 1 and to account for a separate five percent (5%) Owner Contingency and other project soft costs, additional funds in the amount of \$6,793,361 is required. With Board approval, these additional funds will come from the Capital Projects Reserve.

CORE Construction Services of Florida, LLC has committed to use 43.58% certified Minority/Women Business Enterprise (M/WBE) sub-contractor participation.

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

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