

EXECUTIVE SUMMARY

**Authorization to Advertise
Construction Management at Risk Services
Northeast High School, Oakland Park
Project No. P.002301
RFQ 19-091C**

PROJECT OVERVIEW:

Type of Contract:	Construction Management at Risk Services
Construction Manager:	TBD
Notice to Proceed Date:	TBD
Budget:	\$17,840,962

GENERAL OVERVIEW:

The SMART Program includes an improvement project for Northeast High School. Due to the size, complexity, and required phasing, CBRE | Heery recommends that this project be done using a Construction Management at Risk (CMAR) delivery method. This will provide the best opportunity to limit any disruptions and mitigate risks during construction. The proposals and 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. The Qualification Selection Evaluation Committee (QSEC) met on October 17, 2018 and proposals have been received. Negotiations are forthcoming impending a tentative Board award date in November, 2018. The second major step, based upon the decision to use a CMAR delivery method, 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 CMAR for the pre-construction and construction of Northeast High School, New Addition and Renovation to Building 12, Project No. P.002301, RFQ 19-091C; approval of the RFQ Form; and approval of the CMAR Standard Agreement Form and General Conditions. The RFQ is designed to have the QSEC select the top ranked firm. Upon QSEC's recommendation following Negotiations, a Board item shall be submitted to the Board with recommendation to award the CMAR package to the successful firm or, as appropriate, to reject all proposals.

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 CBRE | 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 5, 2018, Adopted District's Educational Facilities Plan and in the District's Capital Budget.

Northeast High School Total Funds Allocated for Project Scope Included is \$17,840,962 and Includes Soft Costs:

Provide Construction Management at Risk (CMAR) Services for Northeast High School. Services to include, but not limited to, 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, demolition of Buildings 8, 9, 10, 11, and 27 (including site restoration), renovations to Building 12 (new football locker room, three (3) general classrooms or one (1) athletic flex space, support space(s) required by Code and/or state regulations), Building 7 (improvements to include air conditioning of both PE locker rooms), new 24-classroom addition (with new flex lab), and other items that may be required to execute the Board approved scope.