

**EXECUTIVE SUMMARY**

**Construction Services Agreement  
(Construction Manager at Risk Project Delivery)  
James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company  
Northeast High School, Oakland Park  
New Addition and Renovation to Building 12  
Project No. P.002301  
RFQ 19-091C**

**PROJECT OVERVIEW:**

<b>Type of Contract:</b>	<b>Construction Services Agreement – Construction Manager at Risk (CMAR)</b>
<b>Construction Manager:</b>	<b>Pirtle Construction Company</b>
<b>Authorization to Proceed</b>	<b>Pending Board Approval</b>
<b>Budget:</b>	<b>\$17,840,962</b>

**GENERAL OVERVIEW:**

Board approval to advertise RFQ 19-091C was received at the November 7, 2018 (Agenda Item J-1), School Board Operational 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 Pirtle Construction Company, for Northeast High School, new addition and renovation to Building 12.

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 Pirtle Construction Company, as the most qualified proposer. The Negotiating Committee met with Pirtle Construction Company, and negotiated a lump sum Pre-Construction fee of one hundred thirty-one thousand dollars (\$131,000) and a Construction Manager's Fee that will be calculated at 5% of the cost of work. Upon receipt of the Letter of Recommendation to Issue a 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 reviewed and approved as to form and legal content by the Office of the General Counsel.

**Northeast High School Total Funds Allocated for Project Scope Included is \$17,840,962 and Includes Soft Costs:** Provide Construction Manager at Risk Services for Northeast High 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, 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.

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