

EXECUTIVE SUMMARY
GMP Amendment 1 to the
Construction Services Agreement
James B. Pirtle Construction Co., Inc. d/b/a Pirtle Construction Company
Hollywood Hills High School, Hollywood
SMART Program Renovations
Project No. P.001806

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement - Construction Management at Risk (CMAR)
Construction Manager:	Pirtle Construction Company
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 Hollywood Hills High School with Pirtle Construction Company was approved by the Board at the June 13, 2017 meeting (Agenda Item JJ-1).

The purpose of the Guaranteed Maximum Price (GMP) Amendment 1 is to establish \$18,408,668 as the GMP for the SMART Program Renovations. The scope of work associated with this GMP Amendment 1 includes, but is not limited to, safety/security upgrade, fire alarm, electrical improvements, HVAC improvements, roof replacement including building envelope improvements (exterior doors and windows, soffits, painting), STEM lab improvements, and media center improvements. Scope to provide fire sprinklers to Buildings 1 and 7 was reviewed by the District's Chief Fire Official who determined that Building 1 was the only building that required fire sprinklers. Building 7 did not require fire sprinklers and therefore, this scope of work was removed from the construction documents.

Pursuant to the process for securing bids and in order to determine the GMP Amendment 1 amount, bids were received on January 10, 2019. This GMP Amendment 1 as submitted by Pirtle Construction Company, in accordance with Article 6 of the CMAR Agreement, has been received and is recommended for acceptance and approval in the amount of \$18,408,668. Included in the GMP Amendment 1 is a Construction Contingency of \$706,064 which is customary under the CMAR delivery model and allowed by the Construction Contract Agreement. Procedures and expenditures related to the use of any Contingency included in GMP Amendment 1 shall comply with the CMAR Agreement Section 6.1.1 and Specification Section 01250h Contract Modification Procedures.

GMP Amendment 1 exceeds the available funds and requires additional funding in the amount of \$7,154,351 to proceed with the SMART Program Renovations. The following summarizes the previous and revised funding allocations:

Allocations of Project Funds	Previous Budget	Revised Budget	Net Change
Planning, Design and Management	\$2,603,250	\$2,603,250	\$0
Construction GMP Amendment	\$11,595,000	\$18,408,668	\$6,813,668
Construction Contingency (5% of GMP) *	\$579,750	\$920,433	\$340,683
Construction Misc. **	\$283,000	\$283,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$15,061,000	\$22,215,351	\$7,154,351

* Reserved for future Owner use if required.

** Includes where applicable the following items: Off-site Improvements; Misc. Construction; Hazardous Materials Abatement; Technology Infrastructure; Utility Connection Charges; PPO Work Orders; and Portables

The request for additional funding is a result of continued budget overages. The most significant budget overage is associated with the roof replacement and building envelope improvements that will require roughly \$5.5M of additional funds. Actual roofing costs continue to be received that are well above the initial established budgets. The fire alarm and electrical improvements will require over \$1M of additional funds and the fire sprinkler scope will require over \$0.5M of additional funds.

The Minority/Women Business Enterprise (M/WBE) goal for this project is 25% at the Construction Management level (Pre-Construction and Construction) and 35% at the subcontractor level. The Procurement & Warehousing Services Department/Supplier Diversity Outreach Program has conducted a review of the required documentation and has determined that James B. Pirtle Construction Co. is not a certified M/WBE. However, James B. Pirtle Construction Co. has committed to 26.35% M/WBE participation, and 41.02% participation through the use of certified M/WBE subcontractors.

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](#).