



# AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ITEM No.:  
JJ-5.

MEETING DATE	2019-08-06 10:05 - School Board Operational Meeting
AGENDA ITEM	ITEMS
CATEGORY	JJ. OFFICE OF FACILITIES & CONSTRUCTION
DEPARTMENT	Facilities Pre-Construction

Special Order Request <input type="radio"/> Yes <input checked="" type="radio"/> No
Time
Open Agenda <input checked="" type="radio"/> Yes <input type="radio"/> No

**TITLE:**  
Sixth Amendment and Third Renewal of Program Manager - Owner's Representative Services Agreement - CBRE | Heery, Inc. - RFQ 15-115C

**REQUESTED ACTION:**  
Approve the Sixth Amendment and Third Renewal for the Program Manager - Owner's Representative Services Agreement, CBRE | Heery, Inc.

**SUMMARY EXPLANATION AND BACKGROUND:**  
See Executive Summary (Exhibit 1) for details.  
This Amendment has been reviewed and approved as to form and legal content by the Office of the General Counsel.

**SCHOOL BOARD GOALS:**  
 Goal 1: High Quality Instruction  Goal 2: Safe & Supportive Environment  Goal 3: Effective Communication

**FINANCIAL IMPACT:**  
This Sixth Amendment and Third Renewal of the Program Manager Owner's Representative Services Agreement will result in a financial impact of a not-to-exceed amount of \$20,770,000. Funding for the Program Manager - Owner's Representative Services Agreement is included in the individual SMART Program project budgets and the Adopted District Educational Facilities Plan (September 5, 2018).

**EXHIBITS: (List)**  
(1) Executive Summary (2) Sixth Amendment (3) Previously Approved ARFs (4) Collaboration Form

**BOARD ACTION:**  
**APPROVED**  
(For Official School Board Records Office Only)

<b>SOURCE OF ADDITIONAL INFORMATION:</b>	
Name: Shelley N. Meloni, Director	Phone: 754-321-1515
Name: Frank Girardi, Executive Director Cap. Prog	Phone: 754-321-1525

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
Senior Leader & Title

Frank Girardi - Executive Director

Signature  
*Frank L. Girardi*  
7/29/2019, 3:23:49 PM

Approved In Open Board Meeting On:

**AUG 06 2019**

By:

*Heather P. Burkwood*

School Board Chair

## EXHIBIT 1

### EXECUTIVE SUMMARY

#### Background

On August 18, 2015, the District entered into a contract with Heery International, Inc. ("Heery") to provide Program Manager - Owner's Representative Services ("OR"). The term of the Agreement was for three (3) years from August 19, 2015 to August 18, 2018, with an option to be extended for two (2) additional, one (1) year periods, and if needed, 180 days beyond the expiration date of the renewal period.

At the time the original Agreement was negotiated, the District had contemplated the engagement of two firms to provide OR services to oversee the District's SMART Program, and one separate Cost and Program Controls Manager to manage control systems for the program. However, negotiations with the second OR firm were unsuccessful. Instead, the District asked Heery to manage the scope of both OR firms in order to continue to move the SMART Program forward.

On May 2, 2017, the Board approved the First Amendment to the Heery Agreement to include the additional scope and services required to move the SMART Program forward. The First Amendment also increased the original base fee of \$16,200,000 (to managing a volume of work representing approximately half of the SMART program) to \$27,498,000 (to oversee the entire SMART program with a volume of work that is approximately \$900 million) for the first 3 years.

On April 24, 2018, the Board approved a Second Amendment to the Heery Agreement to formally recognize the name-change of the company from Heery International, Inc. to CBRE | Heery, Inc.

On August 7, 2018, the Board approved the Third Amendment for a 60-day extension from August 19, 2018 through and including October 18, 2018. This period constitutes the first of two periods of the first one (1) year renewal of the Agreement.

On October 16, 2018, the Board approved the Fourth Amendment to approve the balance of the first option year of the contract from October 18, 2018 through and including August 20, 2019, and also to encompass staffing recommendations, evaluation tools, description of added services, and proposed fee to cover the full one (1) year renewal term. The Fourth Amendment increased the fee by \$17,490,000 for a total not-to-exceed amount of \$44,988,000 for Years 1 through Year 4 of the Agreement.

On November 7, 2018, the Board approved the Fifth Amendment to add/modify contract language including adding FEMA requirements and modifying Article 2.06 M/WBE Participation.

CBRE | Heery's proposed Sixth Amendment for this, the second one-year extension period, is \$20,770,000. This amount consists of \$20,450,000 for labor, and \$320,000 for reimbursable expenses. This 12-month extension will result in a total proposed, not-to-exceed amount of \$65,758,000 for Years 1 through Year 5 of the Agreement.

### CBRE | Heery's Services and Key Activities During Years 1-4

Since coming on board in late August 2015, the CBRE | Heery team has performed services in accordance with its agreement. The following are key activities that have been effected:

- Notable modifications have been made to School Renovation Projects, including Primary Renovation Projects, Single Point of Entry Projects (SPE) and School Choice Enhancement Projects (SCEP), since CBRE | Heery's contract renewal in October 2018. Projects continue to follow a well-defined sequential process consisting of six phases: Planning, Hire Design Team, Design, Hire Contractor, Construction, Closeout/Complete.
- All primary renovation projects are now underway, and are as follows:
  - 108 projects are currently in Design
  - 67 projects are currently in Hire Contractor
  - 57 projects are currently in Construction - \$284,766,356
  - 2 projects are currently in Closeout/Complete - \$4,731,620
  - The team has:
    - Developed work plans and schedules for all projects in the program
    - Developed a full set of Standard Operating Procedures with workflows, some of which have been implemented in e-Builder.
    - Assisted the District in the development of an updated set of standard contracts
- The School Choice Enhancement Program (SCEP) has delivered and completed 1,066 enhancements/items to schools for Year 1-5 projects. Year 5 projects were started in Q4 2018.
  - 48 projects are currently in Design
  - 108 projects are currently in Construction
  - 73 projects are currently in Closeout/Complete
- All 238 Safety & Single Point of Entry (SPE) projects have been initiated.
  - 17 projects are currently under construction and scheduled to be completed by school start
  - 79 projects are complete
  - 142 schools have met District Standards

### Challenges and Improvements

CBRE | Heery recognizes that there have been challenges during the initial stage of the program as well as during the design phase. The team has implemented steps to relieve the congestion in design, move the projects forward and avoid a recurrence of delays in future projects. Key process changes implemented include:

- Designers are now being held accountable for delays in the design process and for multiple Building Department reviews
- Rebaselining of schedules to reflect more accurate timelines for each milestone phase
- Engagement of a Roofing Consultant to perform "reality checks" on existing roofs in an effort to mitigate/reduce roofing scope and associated costs
- Reorganization of staffing model to achieve more efficiencies and implementation of process improvements
- Weekly meetings with the Building Department to prioritize reviews, collectively address issues, and resolve matters more expeditiously

- Improvement on reporting tools used to monitor and track projects that attain the review stage of design
- Review of design documents prior to submission to the Building Department to capture and address any issues
- Mentoring of new design consultants and contractors to educate them on the requirements of the District's review process and expectations
- Proactive communication on "Lessons Learned" to design consultants to avoid reoccurrences of design and quality insufficiencies noted on earlier submittals
- Improvement in the QSEC selection factors and implementation of a two-step selection process to better vet potential design firms

### **Key Activities for Year 5**

For the coming year, the team plans to focus on the following:

- Continue progressing projects through the 6 project phases
- Continue commitment to obtaining 8 Letters of Recommendation (LOR) per month
- Continue to progress the 91 LORs that have been received since September 1, 2018
- Address design delay issues with focused efforts and staff assignments
- Prepare for increase in the number of projects in construction with updated staffing plans/levels
- Enhance scheduling efforts to allow for quicker identification of potential project delays
- Increase level of reporting at all levels
- Continue to Develop/Implement Process Improvement recommendations
- Continue outreach to construction marketplace to attract qualified firms
- Continue evaluation of delivery method on construction to match marketplace capabilities

### **Evaluation**

In FY19 Q1, the Office of Facilities & Construction (OFC) developed an evaluation rubric with the Office of Strategic Initiative Management that would tie performance domains to more explicit descriptors and objective evidence. OFC staff is currently finalizing an evaluation of CBRE | Heery for FY19 Q4. Additionally, OFC staff conducts weekly meetings with CBRE | Heery to review program objectives and project progress. Furthermore, communication with OFC staff and CBRE | Heery are ongoing daily occurrences.

In FY19 Q3, RSM US LLP conducted an internal audit and review of CBRE | Heery's Program Management function as it relates to processes, Bond Oversight Committee reporting and compliance with deliverables. RSM and CBRE | Heery reviewed the audit findings and a report was sent to the Office of the Chief Auditor and the Audit Committee on June 20, 2019.

### **Basic Services and Supplemental Services Increases for Year 5**

CBRE | Heery has submitted this request for additional fees to formally fund management of Contract Year 5. Staffing levels for the CBRE | Heery team will remain at the same level as Year 4. This proposal is based on the following elements that have/will be added to CBRE | Heery's original scope of work:

#### **Increase to Basic Services:**

- Addition of Option Year 2 (Contract Year 5):  
This amendment includes fees for continued management of the program through Contract Year 5, which is Option Year 2 of the base Agreement

#### **Additional Supplemental Services (As Needed):**

- One administrative support position for SBBC Construction team
- One civil engineering support position for design support/building department plan reviews

#### **S/M/WBE**

CBRE | Heery committed to 32% S/M/WBE participation in its original proposal and has committed to continuing this level of 32% S/M/WBE participation for the work covered under the Amendment. As of the end of May 2019, the CBRE | Heery team has reported achieving overall S/M/WBE participation of 37.8%.

Additionally, the SMART program has made meaningful contributions to other District initiatives such as the recently revamped Supplier Diversity Outreach Program. To date, the SMART program has allocated approximately 69% of Design contracts to minority and women-owned firms. Currently, 36% of the funds designated for CMAR and hard bid projects have been committed to minority and women-owned firms.

#### **Conclusion**

CBRE | Heery anticipates that Year 5 will be the peak program year as the majority of the projects are moving from the design phase into the construction phase per the recently approved rebaselined schedules. CBRE | Heery has been very efficient in the use of staff to date, in an effort to maintain the cost of services appropriate to the level of services that are required.

At this stage in the SMART Program and based on current performance, it is recommended that CBRE | Heery continue to provide OR services for Year 5 of the Agreement. This will continue to maintain clear accountability in execution and delivery of the program. CBRE | Heery is submitting this proposal of a not-to-exceed amount of \$20,770,000 for extension of the initial term of the Agreement, the First Renewal, and the Second Renewal Period, commencing August 21, 2019 through August 20, 2020.

**SIXTH AMENDMENT TO AGREEMENT FOR  
PROGRAM MANAGER/OWNER'S REPRESENTATIVE SERVICES**  
between  
**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
and  
**CBRE | HEERY, INC.**

**THIS SIXTH AMENDMENT** to the Program Manager/Owner's Representative Services Agreement by and between The School Board of Broward County, Florida ("**SBBC**") and CBRE | Heery, Inc. ("**CBRE**") dated August 18, 2015 (the "**Agreement**"), is hereby entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

**WHEREAS**, SBBC and CBRE acknowledge and agree that the Agreement is in full force and effect as revised by the First Amendment dated May 2, 2017, the Second Amendment dated April 24, 2018, the Third Amendment dated August 7, 2018, the Fourth Amendment dated October 16, 2018, the Fifth Amendment dated November 7, 2018 and this Sixth Amendment; and

**WHEREAS**, the Third Amendment, among other things, provided an opportunity for the Parties, via mutual agreement, to extend the term of the Agreement as follows: *First Renewal Period* commencing on August 19, 2018 through and including October 18, 2018 (60 days), *Second Renewal Period* – October 19, 2018 through and including August 20, 2019 (305 days), *Third Renewal Period* – August 21, 2019 through and including August 20, 2020 (365 days), and an additional one hundred eighty (180) day period beyond the conclusion of the Third Renewal Period.

**WHEREAS**, the parties mutually desired to extend the term of the Agreement by exercising their option for the Third Renewal Period for an additional three hundred sixty five (365) days (the "Third Renewal Period") commencing on August 21, 2019 through and including August 20, 2020 at a fee referenced herein.

**NOW THEREFORE**, in exchange for the mutual covenants and promises set forth herein and other good and valuable consideration, the parties agree as follows:

1. The recitals contained herein are true and correct and are incorporated herein by reference.
2. **Exercise of Third Renewal Period.** The parties agree to exercise the Third Renewal Period as revised through this Sixth Amendment to extend the term of the Agreement from August 21, 2019 through and including August 20, 2020.
3. **Scope of Services and Fees.** CBRE's scope of services shall remain unchanged and Fees as defined in the Agreement are hereby increased to include the timeframe of the Third

Renewal Period identified within the "*CBRE | Heery - Owner's Representative Services - Staffing Plan*" (the "Staffing Plan"), attached hereto and incorporated herein as **Attachment B**.

4. CBRE's fees shall be increased as set forth in the Staffing Plan by a not-to-exceed amount of **Twenty Million, Seven Hundred and Seventy Thousand Dollars and 00/100 Cents (\$20,770,000.00)** for the term of this Sixth Amendment. The not-to-exceed amount for years one (1) through five (5) of the Agreement and all Amendments shall not exceed **Sixty-Five Million, Seven Hundred Fifty-Eight Thousand Dollars and 00/100 Cents (\$65,758,000.00)**.

5. Upon agreement between CBRE and the Chief Facilities Officer or his/her designee, and without further action by the SBBC, the fees set forth in the Staffing Plan may be adjusted by reallocating amounts amongst and between Staffing Groups and Contract Years, as deemed appropriate.

6. **Amended Provision.** The following provision shall be added to the Agreement, by interlineation:

2.14 The SBBC and RSM US LLP shall conduct separate evaluations of CBRE | Heery on a quarterly basis to measure CBRE | Heery's performance. Said evaluations shall be communicated to CBRE | Heery to identify areas for betterment and shall be used as basis for continuous improvement.

7. **Other Provisions Remain in Force.** All other terms and conditions of the Agreement shall remain in full force and effect. Except as expressly provided herein and as may have been previously amended, all other portions of the Agreement remain in full force and effect.

8. **Order of Precedence among Agreement Documents.** In the event of conflict between the provisions of the Agreement and the provisions contained herein, the provisions of the following documents shall take precedence in this order:

- a) this Sixth Amendment to Agreement; then
- b) the Fifth Amendment to Agreement; then
- c) the Fourth Amendment to Agreement; then
- d) the Third Amendment to Agreement; then
- e) the Second Amendment to Agreement; then
- f) the First Amendment to Agreement; then
- g) the Agreement.

9. **Authority:** Each person signing this Sixth Amendment on behalf of either party warrants that he or she has full legal power to execute this Sixth Amendment on behalf of the party for whom he or she is signing it to bind and obligate such party with respect to all provisions contained in this Sixth Amendment.

**IN WITNESS WHEREOF**, the Parties hereto have made and executed this Sixth Amendment to Agreement on the day and year first above written.

**FOR SBBC**

(Seal)

THE SCHOOL BOARD OF BROWARD  
COUNTY, FLORIDA

By *Heather P. Brinkworth*  
Heather P. Brinkworth, Chair

ATTEST:

*Robert W. Runcie*  
Robert W. Runcie, Superintendent of Schools

Approved as to Form and Legal Content:

Digitally signed by Kathelyn Jacques-  
Adams, Esq. - kathelyn.jacques-  
adams@gbrowardschools.com  
Reason: CBRE Heery, Inc. - Sixth  
Amendment (5)  
Date: 2019.07.25 15:05:09 -04'00'

Kathelyn Jacques-Adams  
Office of the General Counsel

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**FOR CBRE**

**CBRE | HEERY, INC.**

W. Purcell  
, Secretary

By Glenn V. Jardine  
Glenn Jardine, Executive Senior Managing  
Director

-or-  
Hester M. Jones  
Witness

[Signature]  
Witness

**The Following Notarization is Required for Every Agreement Without Regard to Whether the Party Chose to Use a Secretary's Attestation or Two (2) Witnesses.**

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was acknowledged by for me this 12 day of July, 2019, by GLENN JARDINE of CBRE | HEERY, INC. on behalf of the corporation or agency, who is personally known to me and did/did not first take an oath.

My commission expires: 11/1/20

[Signature]  
Signature - Notary Public

Elissa K. Ryan  
Printed Name of Notary

(SEAL)

CBRE | Heery - Owner's Representative Services - Fee Analysis  
7/12/2019

STAFFING GROUP	Contract Year 1	Contract Year 2	Contract Year 3	Contract Year 4 (Option Year 1)	TOTAL BASE CONTRACT	Contract Year 5 (Option Year 2)	TOTAL CONTRACT
CORE STAFFING - FM	\$ 1,864,142	\$ 3,339,166	\$ 5,134,709	\$ 7,933,034	\$ 18,271,050	\$ 11,612,219	\$ 29,883,269
SPECIAL PROJECTS GROUP	\$ 31,108	\$ 253,486	\$ 811,673	\$ 1,824,092	\$ 3,420,308	\$ 2,079,003	\$ 5,499,311
ADMINISTRATIVE SUPPORT	\$ 193,064	\$ 519,872	\$ 1,344,479	\$ 1,894,640	\$ 3,952,055	\$ 2,074,257	\$ 6,026,262
PROJECT CONTROLS	\$ 249,484	\$ 894,185	\$ 966,776	\$ 978,180	\$ 3,088,625	\$ 1,377,428	\$ 4,466,053
TECHNICAL SUPPORT STAFFING	\$ 0	\$ 712,683	\$ 946,975	\$ 1,105,925	\$ 2,765,534	\$ 1,146,728	\$ 3,912,262
STUDENT INTERNS	\$ 16,358	\$ 12,600	\$ 16,875	\$ 24,230	\$ 70,063	\$ 24,836	\$ 94,898
SENIOR STAFFING	\$ 210,701	\$ 194,805	\$ 145,786	\$ 49,633	\$ 600,845	\$ 13,505	\$ 614,351
COMMISSIONING	\$ -	\$ 91,350	\$ 512,012	\$ 1,303,453	\$ 1,907,715	\$ 1,547,302	\$ 3,455,017
SPECIFICATIONS REVIEW	\$ 27,426	\$ -	\$ -	\$ -	\$ 27,426	\$ -	\$ 27,426
<b>SUBTOTAL BASE SERVICES</b>	<b>\$ 2,592,283</b>	<b>\$ 6,518,147</b>	<b>\$ 9,879,955</b>	<b>\$ 15,113,186</b>	<b>\$ 34,103,571</b>	<b>\$ 19,875,278</b>	<b>\$ 53,978,849</b>
ROOFING CONSULTANT	\$ -	\$ 11,706	\$ 20,305	\$ 28,217	\$ 60,228	\$ 77,630	\$ 137,858
COMMUNICATIONS	\$ 76,634	\$ 423,567	\$ 513,768	\$ 787,045	\$ 1,794,014	\$ 808,077	\$ 2,602,091
SMWBE OUTREACH / FM	\$ -	\$ 193,489	\$ 196,246	\$ 314,611	\$ 734,346	\$ 558,571	\$ 1,292,918
SINGLE POINT OF ENTRY SURVEYS	\$ -	\$ 91,842	\$ -	\$ -	\$ 91,842	\$ -	\$ 91,842
SPECIAL STUDIES	\$ -	\$ 69,149	\$ 149,373	\$ 53,589	\$ 272,509	\$ -	\$ 272,509
STAFF AUGMENTATION	\$ 322,143	\$ 724,658	\$ 1,265,652	\$ 1,467,714	\$ 3,780,166	\$ 2,129,959	\$ 5,910,125
SCHOOL BASED PROJECTS	\$ -	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>SUBTOTAL SUPPLEMENTAL SERVICES</b>	<b>\$ 398,777</b>	<b>\$ 1,514,410</b>	<b>\$ 2,143,343</b>	<b>\$ 2,676,576</b>	<b>\$ 6,733,105</b>	<b>\$ 3,574,238</b>	<b>\$ 10,107,313</b>
<b>TOTAL ACTUAL/PROJECTED LABOR</b>	<b>\$ 2,991,060</b>	<b>\$ 8,032,557</b>	<b>\$ 12,023,297</b>	<b>\$ 17,789,762</b>	<b>\$ 40,836,676</b>	<b>\$ 23,449,516</b>	<b>\$ 64,286,192</b>
Total Actual/Projected Reimbursables	\$ 79,043	\$ 42,023	\$ 136,905	\$ 315,000	\$ 312,000	\$ 320,000	\$ 945,911
<b>TOTAL ACTUAL/PROJECTED LABOR &amp; REIMB</b>	<b>\$ 3,070,103</b>	<b>\$ 8,074,580</b>	<b>\$ 12,160,202</b>	<b>\$ 18,104,762</b>	<b>\$ 41,148,676</b>	<b>\$ 23,769,516</b>	<b>\$ 65,232,104</b>

CONTRACT TOTALS	Contract Year 1	Contract Year 2	Contract Year 3	Contract Year 4 (Option Year 1)	TOTAL BASE CONTRACT	Contract Year 5 (Option Year 2)	TOTAL CONTRACT
<b>BASE CONTRACT</b>							
Labor	\$ 5,117,400	\$ 5,749,600	\$ 4,817,590	\$ -	\$ 15,784,590	\$ -	\$ 15,784,590
Reimbursables	\$ 258,600	\$ 80,400	\$ 82,410	\$ -	\$ 419,410	\$ -	\$ 419,410
<b>Total</b>	<b>\$ 5,376,000</b>	<b>\$ 5,830,000</b>	<b>\$ 4,900,000</b>	<b>\$ -</b>	<b>\$ 16,204,000</b>	<b>\$ -</b>	<b>\$ 16,204,000</b>
<b>AMENDMENT 1</b>							
Labor	\$ (2,342,000)	\$ 4,509,600	\$ 8,837,590	\$ -	\$ 11,205,190	\$ -	\$ 11,205,190
Reimbursables	\$ (72,000)	\$ 80,400	\$ 82,410	\$ -	\$ 82,810	\$ -	\$ 82,810
<b>Total</b>	<b>\$ (2,414,000)</b>	<b>\$ 4,590,000</b>	<b>\$ 8,920,000</b>	<b>\$ -</b>	<b>\$ 11,288,000</b>	<b>\$ -</b>	<b>\$ 11,288,000</b>
<b>AMENDMENT 2 (Home Emergency - \$0)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>AMENDMENT 3 (Home Emergency - \$0)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>AMENDMENT 4 (SCHOOL BUS)</b>							
Labor	\$ -	\$ -	\$ -	\$ 17,490,000	\$ -	\$ -	\$ -
Reimbursables	\$ -	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,660,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>PROPOSED AMENDMENT 5 (OPTION #2)</b>							
Labor	\$ -	\$ -	\$ -	\$ 17,320,000	\$ -	\$ 22,450,000	\$ 39,670,000
Reimbursables	\$ -	\$ -	\$ -	\$ 170,000	\$ -	\$ 320,000	\$ 490,000
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,490,000</b>	<b>\$ -</b>	<b>\$ 22,770,000</b>	<b>\$ 40,160,000</b>
<b>CONTRACT TOTALS</b>							
Labor	\$ 2,991,400	\$ 10,219,200	\$ 15,335,180	\$ 17,320,000	\$ 44,305,780	\$ 20,450,000	\$ 64,735,380
Reimbursables	\$ 318,600	\$ 390,800	\$ 364,810	\$ 329,000	\$ 682,220	\$ 930,000	\$ 3,003,230
<b>Total Not to Exceed</b>	<b>\$ 3,310,000</b>	<b>\$ 10,610,000</b>	<b>\$ 15,700,000</b>	<b>\$ 17,649,000</b>	<b>\$ 44,988,000</b>	<b>\$ 21,380,000</b>	<b>\$ 67,738,610</b>

TOTAL ACTUAL/PROJECTED LABOR & REIMB. THROUGH YEAR 5 \$ 65,272,104  
 CURRENT NOT-TO EXCEED CONTRACT THROUGH AMENDMENT 5 \$ 44,988,000  
 Delta \$ 20,284,104  
 Contingency \$ 485,856 2.4%

<b>TOTAL PROPOSED INCREASE TO NOT-TO EXCEED - AMENDMENT 6:</b>	<b>\$ 20,770,000</b>
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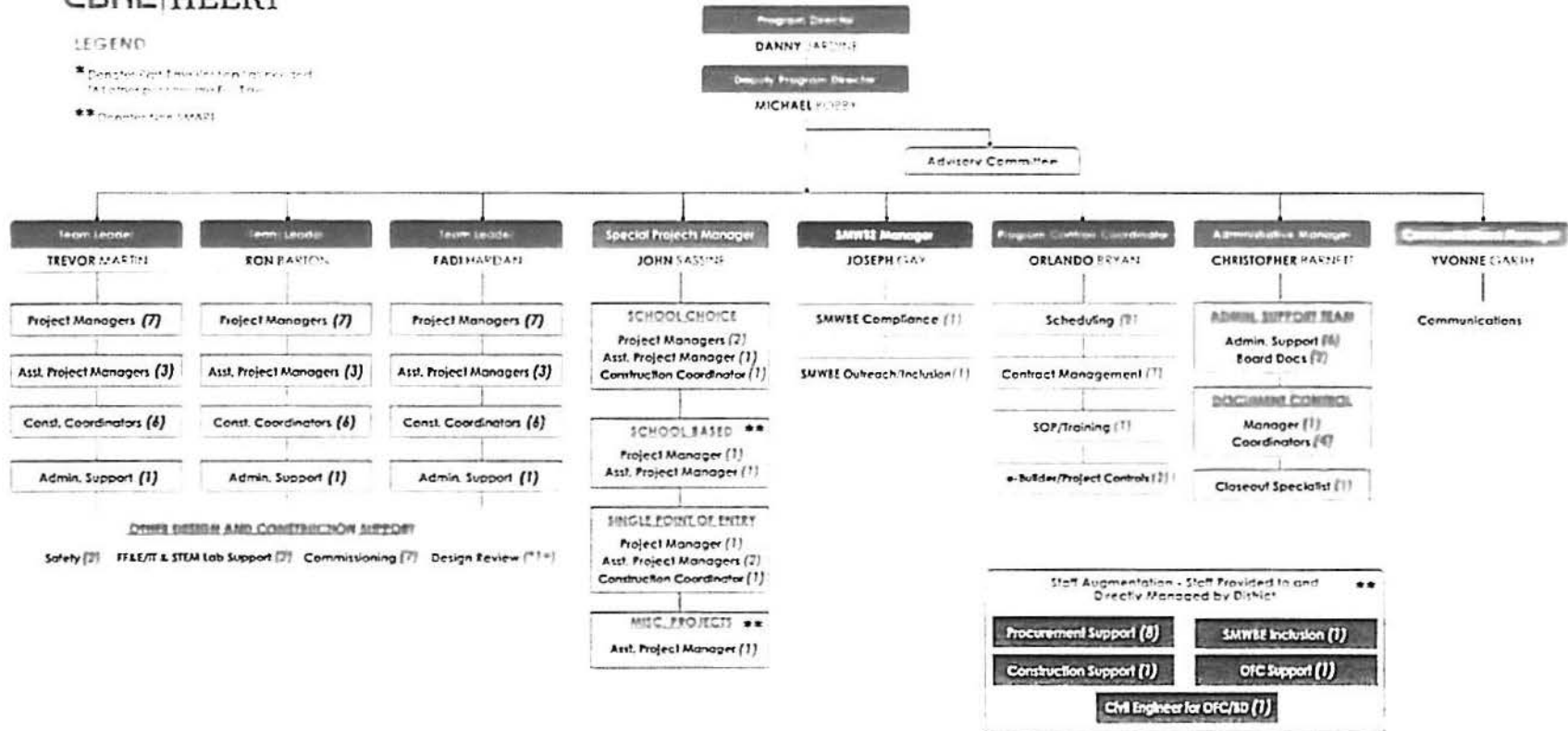
BCPS ORGANIZATIONAL CHART



CBRE | HEERY

LEGEND

- \* Director/Chief Executive/Chief Financial Officer
- \*\* Director/Chief Executive/Chief Financial Officer



**OTHER DESIGN AND CONSTRUCTION SUPPORT**

Safety (2) FF/E/IT & STEAM Lab Support (7) Commissioning (7) Design Review (1+)



ADDED ITEM

## AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

Special Order Request	
<input checked="" type="radio"/> Yes	<input type="radio"/> No
Time 2:20 PM	
Open Agenda	
<input checked="" type="radio"/> Yes	<input type="radio"/> No

ITEM No.:

EE-5.

MEETING DATE	Aug 18 2015 10:15AM - Regular School Board Meeting
AGENDA ITEM	OPEN ITEMS
CATEGORY	EE. OFFICE OF STRATEGY & OPERATIONS
DEPARTMENT	Procurement & Warehousing Services

TITLE: Recommendation of \$500,000 or Greater - 15-115C - Program Manager/Owner's Representative Services

**REQUESTED ACTION:**  
 Approve the recommendation to award the above RFP. Contract Term: August 19, 2015, through August 18, 2018, 3 Years;  
 User Department: Facilities Office; Award Amount: \$16,200,000; Awarded Vendor(s): Heery International, Inc.; M/WBE Vendor(s): None

**SUMMARY EXPLANATION AND BACKGROUND:**  
 The School Board of Broward County, Florida, received six (6) proposals in response to RFP 15-115C - Program Manager/Owner's Representative Services. This request is to recommend award to Heery International, Inc., to provide Owner's Representative Services. A copy of the RFP documents are available online at: <http://www.broward.k12.fl.us/supply/agenda/15-115C-PMORS.pdf>  
 A copy of the complete RFP documents are available at the School Board members' office on the 14th floor of the K.C. Wright Administration Center.  
 The recordings of past Program Manager Evaluation Committee meetings are available online at: <https://becon223.eduvision.tv/Default.aspx?q=d0F7qPKKlCdZXDwQ3eblRQ%253d%253d>  
 This Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel.

**SCHOOL BOARD GOALS:**

Goal 1: High Quality Instruction     Goal 2: Continuous Improvement     Goal 3: Effective Communication

**FINANCIAL IMPACT:**  
 The estimated financial impact to the District will be \$16,200,000 for the initial three (3) year period. The funding source will come from Capital Funding. The financial impact amount represents an estimated contract value; however, the amount authorized will not exceed the estimated contract award amount.

**EXHIBITS: (List)**  
 (1) Executive Summary (2) Agreement (3) Recommendation Tabulation

**BOARD ACTION:**  
APPROVED
(For Official School Board Records Office Only)

**SOURCE OF ADDITIONAL INFORMATION:**

Name: Derek Messier	Phone: 754-321-2617
Name: Ruby Crenshaw	Phone: 754-321-0501

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

Senior Leader & Title  
 Maurice L. Woods - Chief Strategy & Operations Officer

Signature  

Maurice Woods  
 Thursday, August 13, 2015 7:12:30 PM

Approved In Open Board Meeting On: **AUG 18 2015**  
 By:   
 School Board Chair



# AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

<b>MEETING DATE</b>	May 2 2017 10:35AM - School Board Operational Meeting
<b>AGENDA ITEM</b>	ITEMS
<b>CATEGORY</b>	JJ. OFFICE OF FACILITIES AND CONSTRUCTION
<b>DEPARTMENT</b>	Facilities Pre-Construction

<b>Special Order Request</b>	
<input type="radio"/> Yes	<input checked="" type="radio"/> No
Time	
<b>Open Agenda</b>	
<input checked="" type="radio"/> Yes	<input type="radio"/> No

**ITEM No.:**  
JJ-7.

**TITLE:**  
Amendment of Program Manager - Owner's Representative Services Agreement - Heery International, Inc. - RFQ No. 15-115C

**REQUESTED ACTION:**  
Approve the amendment to the Agreement for Program Manager - Owner's Representative Services, RFQ No. 15-115C, previously awarded at the August 18, 2015 School Board meeting to Heery International, Inc.

**SUMMARY EXPLANATION AND BACKGROUND:**  
The Agreement for Program Manager - Owner's Representative Services between The School Board of Broward County, Florida (the "Board") and Heery International, Inc. ("Heery") (the "Agreement") was initially approved and awarded at the School Board meeting of August 18, 2015 (see Exhibit 3 to this item). The Agreement was for an initial three-year term with the ability to be extended for two additional one-year periods for a maximum expenditure of \$16,200,000 for the first three years of the contract. This amendment revises the term of the Agreement by increasing the cost of services by \$11,298,000 from a not-to-exceed amount of \$16,200,000 for the first three years of the contract to \$27,498,000. The original Agreement covered half of the SMART Program. This amendment incorporates the additional work that was assigned to Heery to cover the second half of the SMART Program in the absence of the engagement of a second Owner's Representative during the initial solicitation.

**SCHOOL BOARD GOALS:**

Goal 1: High Quality Instruction  
  Goal 2: Continuous Improvement  
  Goal 3: Effective Communication

**FINANCIAL IMPACT:**  
The financial impact increases the not-to-exceed amount by \$11,298,000. The revised not-to-exceed amount of this Agreement will be \$27,498,000. Funding for this Program Manager - Owner's Representative Services Agreement is included in the individual SMART Program construction project budgets and is included in the Adopted DEFP (September 7, 2016).

**EXHIBITS: (List)**  
(1) Executive Summary (2) Amendment (3) Agenda Request Form EE-5 Approved 8-18-15 (4) Fee Analysis (5) Organizational Charts (6) Collaboration Form

**BOARD ACTION:**  
**APPROVED**  
(For Official School Board Records Office On'y)

**SOURCE OF ADDITIONAL INFORMATION:**

Name: Shelley N. Meloni, Director	Phone: 754-321-1515
Name:	Phone:

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
Senior Leader & Title

Leo Bobadilla - Chief Facilities Officer

Approved In Open Board Meeting On:           MAY - 2 2017          

Signature:           Leo Bobadilla Jr            
4/21/2017, 11:33:42 AM

By:           Abby M. Freedman            
School Board Chair



## AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ITEM No.:

J-2.

MEETING DATE	2018-04-24 10:05 - Regular School Board Meeting
AGENDA ITEM	ITEMS
CATEGORY	J. OFFICE OF FACILITIES & CONSTRUCTION
DEPARTMENT	Facilities Pre-Construction

Special Order Request
<input type="radio"/> Yes <input checked="" type="radio"/> No

Time
------

Open Agenda
<input type="radio"/> Yes <input checked="" type="radio"/> No

TITLE:

Second Amendment of Program Manager - Owner's Representative Services Agreement - Heery International, Inc. - Name Change

REQUESTED ACTION:

Approve the Second Amendment to the Agreement for Program Manager - Owner's Representative Services, from Heery International, Inc. to CBRE Heery, Inc.

SUMMARY EXPLANATION AND BACKGROUND:

See Exhibit 1.

SCHOOL BOARD GOALS:

Goal 1: High Quality Instruction   
  Goal 2: Continuous Improvement   
  Goal 3: Effective Communication

FINANCIAL IMPACT:

There is no financial impact to the District.

EXHIBITS: (List)

(1) Summary Explanation and Background (2) Amendment

BOARD ACTION:

APPROVED

(For Official School Board Records Office Only)

SOURCE OF ADDITIONAL INFORMATION:

Name: Shelley N. Meloni, Director	Phone: 754-321-1515
Name:	Phone:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA  
Senior Leader & Title

Leo Bobadilla - Chief Facilities Officer

Signature

*Leo Bobadilla Jr*  
4/11/2018 3:34:54 PM

Approved In Open Board Meeting On:

APR 24 2018

By:

*Nora Rupert*  
School Board Chair



ADDED ITEM

# AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

MEETING DATE	2018-08-07 10:05 - School Board Operational Meeting
AGENDA ITEM	ITEMS
CATEGORY	JJ. OFFICE OF FACILITIES & CONSTRUCTION
DEPARTMENT	Facilities Pre-Construction

Special Order Request <input type="radio"/> Yes <input checked="" type="radio"/> No
Time
Open Agenda <input checked="" type="radio"/> Yes <input type="radio"/> No

ITEM No.:  
JJ-18.

**TITLE:**

Third Amendment and First Extension of Program Manager - Owner's Representative Services Agreement - CBRE | Heery, Inc.

**REQUESTED ACTION:**

Approve the Third Amendment and First Extension for Program Manager, Owner's Representative Services Agreement, CBRE | Heery, Inc. This Amendment has been reviewed and approved as to form and legal content by the Office of the General Counsel.

**SUMMARY EXPLANATION AND BACKGROUND:**

See Executive Summary (Exhibit 1) for details.

**SCHOOL BOARD GOALS:**

Goal 1: High Quality Instruction     Goal 2: Continuous Improvement     Goal 3: Effective Communication

**FINANCIAL IMPACT:**

There is no financial impact to the District.

**EXHIBITS: (List)**

(1) Executive Summary (2) Agreement

**BOARD ACTION:**  
**APPROVED**  
(For Official School Board Records Office Only)

**SOURCE OF ADDITIONAL INFORMATION:**

Name: Shelley N. Meloni, Director	Phone: (754) 321-1515
Name:	Phone:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA  
Senior Leader & Title

Leo Bobadilla - Chief Facilities Officer

Signature  
Leo Bobadilla Jr  
8/6/2018 10:28:03 AM

Approved In Open Board Meeting On:  
By:

AUG - 7 2018

*Nora Kupat*  
School Board Chair



ADDED ITEM

# AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ITEM No.:  
JJ-5.

MEETING DATE	2018-10-16 10:05 - Regular School Board Meeting
AGENDA ITEM	ITEMS
CATEGORY	JJ. OFFICE OF FACILITIES & CONSTRUCTION
DEPARTMENT	Facilities Construction

Special Order Request	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Time		
Open Agenda	<input checked="" type="radio"/> Yes	<input type="radio"/> No

**TITLE:**

Fourth Amendment and Second Extension of Program Manager - Owner's Representative Services Agreement - CBRE | Heery, Inc.

**REQUESTED ACTION:**

Approve the Fourth Amendment and Second Extension for the Program Manager - Owner's Representative Services Agreement, CBRE | Heery, Inc. for a not-to-exceed amount of \$17,490,000 and to extend the term of the Agreement through and including August 20, 2019.

**SUMMARY EXPLANATION AND BACKGROUND:**

See Executive Summary (Exhibit 1) for details.  
This Amendment has been reviewed and approved as to form and legal content by the Office of the General Counsel.

**SCHOOL BOARD GOALS:**

Goal 1: High Quality Instruction     Goal 2: Continuous Improvement     Goal 3: Effective Communication

**FINANCIAL IMPACT:**

This Fourth Amendment and Second Extension of Program Manager Owner's Representative Services Agreement will result in a financial impact of a not-to-exceed amount of \$17,490,000. Funding for the Program Manager - Owner's Representative Services Agreement is included in the individual SMART Program project budgets and the Adopted District Educational Facilities Plan (September 5, 2018).

**EXHIBITS: (List)**

(1) Executive Summary (2) Fourth Amendment (3) Previously Approved ARFs (4) Fee Analysis and Staffing Plan (5) Collaboration Form

**BOARD ACTION:**  
**APPROVED AS AMENDED**  
 (See Amendment Attached)  
 (For Official School Board Records Office Only)

SOURCE OF ADDITIONAL INFORMATION:	
Name: Frank Girardi, Task Asgd. Exe. Dir. Cap. Prog.	Phone: (754) 321-1525
Name: Shelley N. Meloni, Director	Phone: (754) 321-1515

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
Senior Leader & Title

Leo Bobadilla - Chief Facilities Officer

Signature

Frank L. Girardi  
10/11/2018, 2:55:32 PM

Approved In Open Board Meeting On:

OCT 16 2018

By: *Mona Ruper*  
School Board Chair





## AGENDA REQUEST FORM

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ITEM No.:  
**J-2.**

MEETING DATE	2018-11-07 10:05 - School Board Operational Meeting
AGENDA ITEM	ITEMS
CATEGORY	J. OFFICE OF FACILITIES & CONSTRUCTION
DEPARTMENT	Facilities Construction

Special Order Request <input type="radio"/> Yes <input checked="" type="radio"/> No
Time
Open Agenda <input type="radio"/> Yes <input checked="" type="radio"/> No

**TITLE:**

Fifth Amendment of Program Manager - Owner's Representative Services Agreement - CBRE | Heery, Inc.

**REQUESTED ACTION:**

Approve the Fifth Amendment of Program Manager - Owner's Representative Services Agreement, CBRE | Heery, Inc.

**SUMMARY EXPLANATION AND BACKGROUND:**

See Executive Summary (Exhibit 1) for details.  
This Amendment has been reviewed and approved as to form and legal content by the Office of the General Counsel.

**SCHOOL BOARD GOALS:**

Goal 1: High Quality Instruction     Goal 2: Continuous Improvement     Goal 3: Effective Communication

**FINANCIAL IMPACT:**

This Fifth Amendment of the Program Manager - Owner's Representative Services Agreement has no financial impact. Funding for the Program Manager - Owner's Representative Services Agreement is included in the individual SMART Program project budgets and the Adopted District Educational Facilities Plan (September 5, 2018).

**EXHIBITS: (List)**

(1) Executive Summary (2) Fifth Amendment

**BOARD ACTION:**  
**APPROVED**  
(For Official School Board Records Office Only)

SOURCE OF ADDITIONAL INFORMATION:	
Name: Frank Girardi, Task Asgd.Exe.Dir.Cap.Prog.	Phone: (754) 321-1525
Name: Shelley N. Meloni, Director	Phone: (754) 321-1515

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
Senior Leader & Title

Leo Bobadilla - Chief Facilities Officer

Signature  
*Frank L. Girardi*  
10/31/2018, 2:40:23 PM

Approved In Open Board Meeting On: **NOV 07 2018**  
By: *Mona Ruppert*  
School Board Chair

# COLLABORATION

## SIGN-OFF FORM

Item #/Title of Agenda Request Item: JJ-5./Sixth Amendment and Third Renewal of Program Manager – Owner’s Representative Services Agreement  
CBRE | Heery, Inc.  
RFQ 15-115C

School Board Meeting: 08/06/2019

The financial impact of this Item is \$20,770,000

- ( ) This project has not been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). These funds in the amount of \$\_\_\_\_\_ will come from the Capital Projects Reserve.
- ( ) This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is no impact to the project budget.
- ( ) This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is no current impact to the project budget. There is a potential future impact to the project budget based on the additional scope approved in this item.
- ( ) This project has been appropriated in the Adopted District Educational Facilities Plan (September 5, 2018). There is an additional impact to the project budget. These funds in the amount of \$\_\_\_\_\_ will come from the Capital Projects Reserve.

(X)

Comments:

This Sixth Amendment and Third Renewal of Program Manager of Owner’s Representative Services Agreement will result in a financial impact of a not-to-exceed amount of \$20,770,000. Funding for the Program Manager – Owner’s Representative Services Agreement is included in the individual SMART Program project budgets and the Adopted District Educational Facilities Plan (September 5, 2018).

Department Name

Department Head

Department Head

Capital Budget

Omar Shim, Director

Signature

Date



7/15/2019

Note: By signing this collaboration the Capital Budget Department is acknowledging that the budget impact as stated is correct. Other aspects of the agenda item are the responsibility of the department submitting the item.