

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
Project No. P.001684
SMART Program Renovations
RFQ 16-194C**

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement – Construction Manager at Risk (CMAR)
Construction Manager:	Pirtle Construction Company
Authorization to Proceed	Pending Board Approval
Budget:	\$13,886,000

GENERAL OVERVIEW:

Board approval to advertise RFQ 16-194C was received at the June 28, 2016 Special School Board Meeting (Item 11). At the November 1, 2016 Regular School Board Meeting (Agenda Item JJ-5), the Board approved the Construction Services Agreement with Gilbane Building Company. The Board terminated without cause the Construction Services Agreement with Gilbane Building Company for Northeast High School at the June 25, 2019 Regular School Board Meeting (Agenda Item J-1). Following this termination, negotiations took place with the successor Contractor, Pirtle Construction Company.

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.

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 next most qualified proposer. The Negotiating Committee met with Pirtle Construction Company and negotiated a lump sum Pre-Construction fee of one hundred five thousand dollars (\$105,000) and a Construction Manager's Fee that will be calculated at 5.163% 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 \$13,886,000 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, safety/security upgrades, fire sprinklers, fire alarm, STEM lab improvements, HVAC improvements, electrical improvements, re-roofing, ADA restrooms related to educational adequacy, 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](#).