

EXECUTIVE SUMMARY

Authorization to Advertise

Construction Management at Risk Services

**New Renaissance Middle School – P.002143, Monarch High School – P.002148,
Lyons Creek Middle School – P .002141, and Cresthaven Elementary School – P.001676
SMART Program Renovations
RFQ FY20-184**

PROJECT OVERVIEW:

Type of Contract:	Construction Management at Risk Services
Construction Manager:	TBD
Notice to Proceed Date:	TBD
Budget:	See Below

GENERAL OVERVIEW:

The SMART Program includes an improvement project for New Renaissance Middle School, Monarch High School, Lyons Creek Middle School, and Cresthaven Elementary School. These projects are in the early stages of design, therefore, allowing a fitting opportunity to enhance minority contractor participation and to address the results of the disparity study. The basis for packaging these projects in this manner is to attract minority contractors based on their aggregate bonding capacity.

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 New Renaissance Middle School, Project No. P.002143; Monarch High School, Project No. P.002148; Lyons Creek Middle School, Project No. P.002141, and Cresthaven Elementary School, Project No. P.001676, SMART Renovations; approval of the RFQ Form; and approval of the CMAR Standard Agreement Form and General Conditions. The RFQ is designed to have the Qualification Selection Evaluation Committee (QSEC) select the top ranked firm(s). 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(s) or, as appropriate, to reject all proposals.

The initial scope of work will include pre-construction services from the selected firm(s). 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. Should there be a failure to negotiate a GMP within range of the Atkins estimate, the GMP will be rejected, and the project will be presented to the Board as an ITB (Hard Bid).

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 4, 2019, Adopted District Educational Facilities Plan and in the District’s Capital Budget.

New Renaissance Middle School Total Funds Allocated for Project Scope Included is \$3,554,000 and Includes Soft Costs: Provide Construction Management at Risk (CMAR) Services for New Renaissance Middle 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, building envelope improvements and HVAC improvements, and other items that may be required to execute the Board approved scope.

Monarch High School Total Funds Allocated for Project Scope Included is \$2,224,000 and Includes Soft Costs: Provide Construction Management at Risk (CMAR) Services for Monarch 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, building envelope improvements and HVAC improvements, and other items that may be required to execute the Board approved scope.

Lyons Creek Middle School Total Funds Allocated for Project Scope Included is \$3,049,000 and Includes Soft Costs: Provide Construction Management at Risk (CMAR) Services for Lyons Creek Middle 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, art room renovation and equipment, conversion of existing space to music and/or art lab(s), music room renovation, building envelope improvements, and HVAC improvements, and other items that may be required to execute the Board approved scope.

Cresthaven Elementary School Total Funds Allocated for Project Scope Included is \$3,824,000 and Includes Soft Costs: Provide Construction Management at Risk (CMAR) Services for Cresthaven Elementary 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, building envelope improvements and HVAC improvements, and other items that may be required to execute the Board approved scope.

Total Funds Allocated for this Package: \$12,651,000

This RFQ 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 the following projects:

[Click here for New Renaissance Middle School;](#) [Click here for Monarch High School;](#)

[Click here for Lyons Creek Middle School;](#) and [Click here for Cresthaven Elementary School.](#)