

**EXECUTIVE SUMMARY**

**Authorization to Advertise  
Construction Management at Risk Services  
Deerfield Beach Middle School – Project No. P.002142  
SMART Program Renovations  
RFQ FY20-187**

**PROJECT OVERVIEW:**

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

**GENERAL OVERVIEW:**

The SMART Program includes an improvement project for Deerfield Beach Middle School. This project is 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 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 Deerfield Beach Middle School, SMART Renovations, Project No. P.002142, 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. 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 or, as appropriate, to reject all proposals.

The initial scope of work will include pre-construction services from the selected firm. 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, 2018, Adopted District Educational Facilities Plan and in the District’s Capital Budget.

**Deerfield Beach Middle School Total Funds Allocated for Project Scope Included is \$4,333,000 and Includes Soft Costs: Provide Construction Management at Risk (CMAR) Services for Deerfield Beach 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, fire sprinklers, fire alarm, HVAC improvements, media center improvements, building envelope improvements, and other items that may be required to execute the Board approved scope.

**Total funds allocated for this Project: \$4,333,000**

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 this project [click here](#).