

**EXECUTIVE SUMMARY**  
**Construction Services Agreement**  
**(Construction Manager at Risk Project Delivery)**  
**D. Stephenson Construction, Inc.**  
**Deerfield Beach Middle School, Deerfield Beach**  
**SMART Program Renovations**  
**Project No. P.002142**  
**RFQ FY20-187**

**PROJECT OVERVIEW:**

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| <b>Type of Contract:</b>            | <b>Construction Services Agreement – Construction Manager at Risk (CMAR)</b> |
| <b>Construction Manager:</b>        | <b>D. Stephenson Construction, Inc.</b>                                      |
| <b>Authorization to Proceed</b>     | <b>Pending Board Approval</b>  |
| <b>Original Funding Allocation:</b> | <b>\$4,333,000</b>   |

**GENERAL OVERVIEW:**

The Board approved the award of the Design Bid Build Professional Services Agreement (“D/B/B PSA”) at the November 7, 2018 (Agenda Item JJ-4), School Board meeting. At the Regular School Board Meeting held on April 21, 2020 (Agenda Item JJ-2), the Board approved the First Amendment to the Professional Services Agreement to modify the Consultant's original agreement from a D/B/B PSA to a Construction Manager at Risk PSA (“CMAR PSA”) in order to facilitate an increase of minority participants. In addition to the modification of the agreement from a D/B/B PSA to a CMAR PSA, the Board also approved changing the project delivery method from Design Bid Build to Construction Manager at Risk.

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 D. Stephenson Construction, Inc., for Deerfield Beach Middle 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 D. Stephenson Construction, Inc., as the most qualified proposer. The Negotiating Committee met with D. Stephenson Construction, Inc., and negotiated a lump sum Pre-Construction fee of one hundred seventeen thousand dollars (\$117,000) and a Construction Manager’s Fee that will be calculated at 5.4% 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 presented to the Board for approval at a future Board meeting.

This Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel.

**Deerfield Beach Middle School Total Funds Allocated for Project Scope Included is \$4,333,000 and Includes Soft Costs:** Provide Construction Manager at Risk Services for Deerfield Beach Middle School. Services to include providing Pre-Construction Phase Services, Bid and Award Phase Services, Construction Phase Services, Close-out Services, and Warranty Services. The scope of work for this project is to include, but is 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.

For the latest Bond Oversight Committee Quarterly Report information regarding this project [click here](#).