

EXECUTIVE SUMMARY
Construction Services Agreement
(Construction Manager at Risk Project Delivery)
Asset Builders, LLC (d/b/a Messam Construction)
Lyons Creek Middle School, Coconut Creek
SMART Program Renovations
Project No. P.002141
RFQ FY20-184

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement – Construction Manager at Risk (CMAR)
Construction Manager:	Asset Builders, LLC
Authorization to Proceed	Pending Board Approval
Original Funding Allocation:	\$3,049,000

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 Asset Builders, LLC, for Lyons Creek 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 Asset Builders, LLC, as the most qualified proposer. The Negotiating Committee met with Asset Builders, LLC, and negotiated a lump sum Pre-Construction fee of seventy thousand dollars (\$70,000) and a Construction Manager’s Fee that will be calculated at 5.55% 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.

Lyons Creek Middle School Total Funds Allocated for Project Scope Included is \$3,049,000 and Includes

Soft Costs: Provide Construction Manager at Risk Services for Lyons Creek Middle School. Services to include providing Pre-Construction Phase Services, Bid and Award Phase Services, Construction Phase Services, Close-out Services, and Warranty Services associated to 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/art lab(s), music room renovation, building envelope improvements, HVAC 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.](#)