

EXECUTIVE SUMMARY
Additional Funding
Asset Builders, LLC (d/b/a Messam Construction)
Pines Middle School, Pembroke Pines
SMART Program Renovations
Project No. P.002130

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement - Construction Management at Risk (CMAR)
Architect:	Rodriguez Architects, Inc.
Contractor:	Asset Builders, LLC (d/b/a Messam Construction)
Notice to Proceed Date:	Pending Board Approval
Original Funding Allocation:	See Below

GENERAL OVERVIEW:

A Construction Services Agreement for Continuing Contracts Construction Manager for Construction Management at Risk (CMAR) Services proposal was received from Messam Construction in the amount of \$572,123 for Pines Middle School. The proposal amount was compared to the Atkins cost estimate and was determined to be fair and reasonable.

The proposal from Messam Construction exceeds the available funds and requires additional funding to proceed with this scope. CBRE | Heery recommends that the Board approve additional funding in the amount of \$306,730.

The scope of work at Pines Middle School includes building envelope improvements and HVAC improvements.

Allocations of Original Project Funds	Previous Amount	Revised Amount	Net Change
Planning Design and Management	\$91,000	\$91,000	\$0
Construction Contract	\$280,000	\$572,123	\$292,123
Construction Contingency (10%)*	\$14,000	\$28,607	\$14,607
Construction Misc.**	\$10,000	\$10,000	\$0
Furnishings	\$0	\$0	\$0
Total	\$395,000	\$701,730	\$306,730

*Reserved for future use if required

**Includes the following items where applicable: Off-site Improvements; Misc. Construction; Hazardous Materials Abatement; Technology Infrastructures; Utility Connection Charges; PPO Work Orders; and Portables

Note: Bid is 10.9% over the Atkins Estimate. Net Change is 78% over the Previous Amount.

The request for additional funding is a result of continued budget overages. The most significant budget overage is associated with building envelope improvements that will require approximately \$200K of additional funds. The HVAC improvements will require approximately \$100K of additional funds.

Messam Construction is a certified Minority Women Business Enterprise/African-American (MWBE/AA) and has committed to 100% Participation of the Pre-Construction Phase for this project and 51% Participation of the Construction Phase through the use of certified Minority Business Enterprise/Hispanic-American (MBE-HA) subcontractors.

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