

EXECUTIVE SUMMARY
GMP Amendment 2 to the Construction Services Agreement
Pirtle Construction, Inc.
Northeast High School, Oakland Park
SMART Program Renovations
Project No. P.001684

PROJECT OVERVIEW:

Type of Contract:	Construction Services Agreement - Construction Management at Risk (CMAR)
Architect:	Acai Associates, Inc.
Contractor:	Pirtle Construction, Inc.
Notice to Proceed Date:	Pending Board Approval
Original Funding Allocation:	See Below

GENERAL OVERVIEW:

Board approval to advertise RFQ 16-194C was received at the June 28, 2016 Special School Board Meeting (Item 11). At the November 1, 2016 Regular School Board Meeting (Agenda Item JJ-5), the Board approved the Construction Services Agreement with Gilbane Building Company. The Board Terminated Without Cause the Construction Services Agreement with Gilbane Building Company for Northeast High School at the June 25, 2019 Regular School Board Meeting (Agenda Item J-1). Following this termination, negotiations took place with the successor Contractor, Pirtle Construction, Inc. The Construction Services Agreement (Construction Manager for Construction Management at Risk Services) for Northeast High School with Pirtle Construction, Inc. was approved by the Board at the March 19, 2019 Regular School Board Meeting (Agenda Item JJ-1).

The purpose of the Guaranteed Maximum Price (GMP) Amendment 2 is to establish \$19,996,611 as the GMP for the SMART Program Renovations. The scope of work associated with this GMP Amendment 2 is for fire alarm, fire sprinklers, safety/security upgrades, ADA renovations related to educational adequacy, re-roofing, electrical improvements, HVAC improvements, STEM Lab improvements. Scope to provide fire sprinklers to Buildings 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 was reviewed by the Task Assigned District’s Chief Fire Official who determined that Buildings 1, 4, and 10 were the only buildings that required fire sprinklers. Buildings 2, 5, 6, 7, 8, 9, 11, and 12 did not require fire sprinklers, therefore, this scope of work was removed from the construction documents prior to bidding.

Pursuant to the process for securing bids and in order to determine the GMP Amendment 2 amount, bids were received on January 29, 2020. This GMP Amendment 2 as submitted by Pirtle Construction, Inc., in accordance with Article 6 of the CMAR Agreement, has been received and is recommended for acceptance and approval in the amount of \$19,996,611. Included in the GMP Amendment 2 is a Construction Contingency of \$735,000 which is customary under the CMAR delivery model and allowed by the Construction Services Agreement. Procedures and expenditures related to the use of any Contingency included in GMP Amendment 2 shall comply with the CMAR Agreement Section 6.1.1 and Specification Section 01250h Contract Modification Procedures.

This GMP Amendment 2 exceeds the available funds and requires additional funding in the amount of \$10,706,440 to proceed with the SMART Program Renovations. The following summarizes the previous and revised funding allocations (see Funding Allocations Table on Page 2):

Allocations of Original Project Funds	Previous Amount	Revised Amount	Net Change
Planning Design and Management	\$2,676,000	\$2,676,000	\$0
Construction Contract	\$9,800,000	\$19,996,611	\$10,196,611
Construction Contingency (5%)*	\$490,000	\$999,829	\$509,829
Construction Misc.**	\$750,000	\$750,000	\$0
Furnishings	\$710,000	\$710,000	\$0
Total	\$14,426,000	\$25,132,440	\$10,706,440

*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: GMP is 40% over the Atkins estimate. Net Change is 74% over the Previous Amount.

CBRE | Heery and Atkins has reviewed and evaluated GMP Amendment 2 and deems it fair and reasonable based on current market conditions.

Pirtle Construction, Inc. is not a certified Minority/Women Business Enterprise (M/WBE). However, Pirtle Construction, Inc. has committed to M/WBE Participation of 45.55% for this project through the use of a certified S/M/WBE-AA subcontractor.

This Amendment 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](#).