

EXECUTIVE SUMMARY

EXHIBIT 1

**Guaranteed Maximum Price (GMP)
Total Program Manager (TPM) Agreement
National Roofing of South Florida, Inc. – Roof Replacement
Hallandale High School
Project No. P.000889**

PROJECT OVERVIEW:

Type of Contract:	Total Program Management – GMP
Engineer:	Lakdas/Yohalem Engineering, Inc.
Contractor:	National Roofing of South Florida, Inc.
Notice to Proceed Date:	TBD
Bid Amount (Original Contract Amount):	Construction Budget - \$2,479,352 Final GMP Cost of Work and Fee - \$1,599,678

GENERAL OVERVIEW:

The four main classrooms and administrative buildings and related canopies located on this campus have existing roofs that have exceeded their lifetime expectancy, warranties, and as such, the required repair work would not be cost effective. Complete roof replacements with twenty year warranties are the most permanent cost effective solutions.

Staff has utilized the Roofing - Total Program Management (TPM) design and construction delivery method to deliver this work. The TPM delivery method is similar to the Design/Build delivery method, as the roofing contractor and an engineering firm work together under a single contract, as the Total Program Manager with complete construction and design responsibility. National Roofing of South Florida, Inc. is itself a pre-qualified State Roofing Contractor and it is performing all of the roofing work under the TPM contract.

Staff has been able, through collaborative negotiations with the TPM based upon current market conditions, to reduce the TPM's original construction budget amount from \$2,479,352 to \$1,599,678, resulting with a \$879,674 reduction in cost. This item results in a Final GMP of \$1,599,678 inclusive of design and construction management, TPM fees of \$378,000 and Cost of Work of \$1,221,678.

TPM fees comply with the recommended ranges set forth in the October 12, 2007 audit of TPM construction projects. The TPM fees include substantial costs for general conditions items such as cranes, debris removal, and other equipment used in the work.

The project was designed and permitted under the 2007 Florida Building Code (FBC) and will be re-permitted under the new 2010 FBC. Minimum re-design and code compliance may require some additional costs which shall be funded from the project contingency without any increase to the GMP.

Completion of this project will ensure the students and faculty of Hallandale High School have water-tight roofing systems designed for twenty years' service.

Approved by: 

Date: 7/9/12