



Office of the President
Willis Holcombe Center
Phone 954-201-7401
Fax 954-201-7357

www.broward.edu

BROWARD COLLEGE

Define yourself.

To: Members of the Board of Trustees

From: J. David Armstrong Jr., President

Date: June 23, 2009

Place: Regular Meeting of the Board of Trustees
Broward College
Willis Holcombe Center
111 East Las Olas Boulevard, Bldg 33/Room 1208
Ft. Lauderdale, FL 33301

Subject: Agenda Item VII-A- Kaufman Lynn - Amendment 1 - Building 6 Remodel
Central Campus (Phase I)

Brief Description:

The attached is Amendment 1 for the Guaranteed Maximum Price (GMP), provided by Kaufman Lynn, Inc., the CM at Risk for the Building 6 Remodel/Addition on Central Campus. The project is divided in two phases. Phase I includes the remodeling of offices in building 6 first and second floors, along with adding ADA compliant bathrooms and an elevator tower. The GMP amount for Phase I of the project is \$1,384,993. The total estimated construction cost for both Phases is estimated to be approximately \$7.5 million.

Phase II includes the addition of approximately 36,000 square feet to Building 6 to house the art programs currently in Building 3, plus approximately 3,500 square feet to store the Broward College Graves Museum Collection. Cartaya and Associates is currently working on the Construction Documents for Phase II. Documents are anticipated to be completed September 2009. At that time Kaufman Lynn, Inc., will begin the preparation of the GMP for Phase II. At this time we anticipate the project to be within the budget allocated.

Benefit to BC:

The approval of Amendment 1 with Kaufman Lynn, Inc. for the Building 6 Remodel on Central Campus enables the College to begin construction of Phase I of this project.

Relationship to College Master Plan:

Goal 8 -Make strategic choices about instructional program.

RECOMMEND APPROVAL

Board Agenda Approved: _____
Date: _____

Agenda Item VII-A
Enclosure _____

**BOARD OF TRUSTEES
AGENDA TRANSMITTAL SHEET**

To: **J. David Armstrong, Jr., President**

Date: June 23, 2009

From: **William Pennell, C.F.O. & V.P. Facilities and College Services**

Subj: Central Campus Building 6-Phase I, office renovation, elevator tower addition, and ADA compliance bathroom tower addition. Project # 1006-M06-02 – Kaufman Lynn General Contractors.

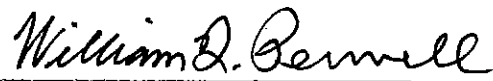
Issue: Amendment # 1
Guarantee Maximum Price (GMP) Phase I

Background/Analysis: Kaufman Lynn Contract was approved by the Board of Trustees on January 27, 2009. Paragraph 14.2.1 of this contract establishes that the GMP shall be agreed to prior to commencement and incorporated by amendment. Phase I which includes the remodel of existing offices and bathrooms in Building 6, 1st and 2nd Floor and a new elevator/restroom tower between Buildings 5 & 6. Phase I 100% construction documents have been completed as well as a final GMP.

Phase II which includes an addition of new square footage that will house the art programs currently in Building 3 and a portion of the Broward College Graves Museum collection. Phase II will commence once all funding is secured.

Fiscal Impact: \$1,384,993.00


Francisco Hoyos
Associate Vice President
Facilities Management


William D. Pennell
CFO & Vice President
Facilities and College Services

Staff Position: Recommend approval of Phase I GMP

THIS RECOMMENDED ACTION MEETS THE FOLLOWING ELEMENT(S) OF THE COLLEGE'S MISSION STATEMENT:

<input type="checkbox"/> Providing high quality educational programs	<input checked="" type="checkbox"/> Providing high quality services
<input type="checkbox"/> Providing for affordability to a diverse community of learners	<input type="checkbox"/> Providing for accessibility to a diverse community of learners
<input type="checkbox"/> Commitment to student achievement	<input type="checkbox"/> Commitment to lifelong learning
<input type="checkbox"/> Commitment to academic excellence	<input type="checkbox"/> Providing use of current technology

BRIEFLY DESCRIBE HOW THIS RECOMMENDATION ACHIEVES THE ABOVE ELEMENT(S) IN THE COLLEGE'S MISSION STATEMENT:

Approval of the Phase I GMP provided by Kaufman Lynn, Inc. for the Bldg. 6 Remodel – Central Campus enables the College to provide a better environment for teaching and learning.

Minority Firm: Yes No N/A **Broward Firm:** Yes No N/A

**Amendment #1
To Agreement With
Kaufmann Lynn, Inc.**

This Amendment #1, made and entered into the day this agreement is executed by the Broward College, to the agreement made by and between Broward College, hereinafter referred as the "OWNER", and Kaufmann Lynn, Inc., hereinafter referred as the "CONSTRUCTION MANAGER", on or about January 27, 2009, is to incorporate the amount of the Phase I-GMP pursuant to 14.2.1 of the agreement. The Phase I-GMP is \$1,384,993.00.

- A. Scope of work for Phase I is identified in the Construction Manager's letter dated May 12, 2009, which is attached hereto and incorporated herein.
- B. All other terms and conditions of the agreement dated January 27, 2009 remain unchanged except as herein modified.

AGENDA ITEM VII-A

JUN 23 2009

ENCLOSURE

Amendment #1
To Agreement With
Kaufmann Lynn, Inc.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day approved by the Broward College Board of Trustees, each of which shall without proof or accounting for the other counterpart, be deemed an original Contract.

***** CONSTRUCTION MANAGER *****

Attest:

Sharon M. Walling
(Name, Title and Corporate Seal)
Sharon M. Walling, Sec.

By:

[Signature]
Title: Vice President

As Witnessed by:

[Signature]

Date:

6/2/2009

***** OWNER *****

BROWARD COLLEGE

By: _____

Date:

'09

COLLEGE PRESIDENT

DISTRICT BOARD OF TRUSTEES BROWARD COLLEGE

By: _____

Date:

CHAIRPERSON

Signature of Witness: _____

Printed Name of Witness: _____

By: [Signature]

Date:

6/15/09

Kevin Fernandez, College Attorney

AGENDA ITEM VII-A

JUN 23 2009

ENCLOSURE _____



May, 12th, 2009

Attn: Juan Raigosa
Project Administrator III
Broward College
3501 SW Davie Road
Davie, Florida, 33314

Re: Broward College- Project #908-002 Art Building 6-Phase 1 Renovations

Dear Mr. Raigosa:

Please find enclosed our Guaranteed Maximum Price submittal for the Art Building 6, Phase 1 Renovation, Broward College Project #908-002. Our Guaranteed Maximum Price for this project is: **One Million, Three Hundred, & Eighty-Four Thousand, Nine Hundred & Ninety- Three Dollars & No Cents (\$1,384,993.00).**

This GMP is based on the documents as prepared by Cartaya & Associates, Inc. Included in this submittal is our GMP estimate summary, plan and specifications listings, GMP Qualifications and Clarifications, and the required Exhibits. If you have questions or require any other clarification relating to this documentation please do not hesitate to contact me personally.

Sincerely,

R. Murrell Perry
Vice President
Kaufman Lynn, Inc. General Contractors

CC: Mike Kaufman
Ron Zeigel
Tom Koiser

AGENDA ITEM VII-A

JUN 23 2009

ENCLOSURE



Project: **Broward College Building 6 - Phase I Project RFP #908-002**
 Architects: **Cartaya & Associates**
 Estimator: **Tom Kosier**

Date: **May 12, 2009**
 Bldg SF New: **1,487**
 Bldg SF Reno: **3,672**
 Total SF Acti: **5,159**
 Weeks: **24**
 Months: **5.5**

SF New structures
 SF Renovation
 SF Total
 Wks
 Mos

Id#	Description	Quantity	Unit	Unit Price	Bid Amount	M/WBE	Comments/Division Totals
02-000	SITE WORK						\$ 86,975
02-001	Sitework Package - Grading, Paving, Utilities	1	ls	27,175.00	\$ 27,175		Ranger
02-050	Demolition	1	ls	27,900.00	\$ 27,900		Wildcat
02-070	Surveying	1	ls	6,350.00	\$ 6,350		Caulfield & Wheeler
02-120	Irrigation	1	ls	0.00	\$ -		In All Green
02-122	Temp. Fencing	1	lf	9.00	\$ 3,600		KLI
02-145	Asbestos Abatement	1	ls	0.00	\$ -		By Owner
02-800	Site Improvements - Metal Benches	1	ls	11,220.00	\$ 11,220		Landscapers/KLI
02-900	Landscaping	1	ls	10,730.00	\$ 10,730		All Green
02-960	Soils/ Density Testing	1	ls	0.00	\$ -		By Owner
02-965	Engineer's Testing/ Inspections	1	ls	0.00	\$ -		By Owner
03-000	CONCRETE						\$ 71,780
03-075	Concrete Testing	1	ls	0.00	\$ -		By Owner
03-090	Concrete Package - Includes Masonry & Sidewalks	1	ls	70,780.00	\$ 70,780		Shell Construction / KJ
03-165	Equipment Pad - Misc. Housekeeping Pads	1	ls	1,000.00	\$ 1,000		KLI
03-350	Sidewalks	2,051	sf	0.00	\$ -		In 03-090
04-000	MASONRY						\$ -
04-401	Masonry Package	1	ls	0.00	\$ -		In 03-090
05-000	METALS						\$ 11,100
05-100	Structural Steel Package	1	ls	11,100.00	\$ 11,100		George's Welding
06-000	WOOD & PLASTICS						\$ 1,806
06-010	Carpentry - Roof Nailers, Bucks, Misc.	5,159	sf	0.35	\$ 1,806		KLI
07-000	THERMAL/MOISTURE PROTECTION						\$ 20,875
07-100	Waterproofing - Bentonite @ Elevator Pit	1	ls	1,370.00	\$ 1,370		Coman
07-200	Insulation	1	ls	0.00	\$ -		In Trades
07-270	Firestopping - Seal Misc. Penetrations	1	ls	1,500.00	\$ 1,500		KLI
07-310	Cutters & Downspouts	1	ls	0.00	\$ -		In 07-500
07-500	Membrane Roofing	1	ls	14,505.00	\$ 14,505		Southern Coast
07-505	Insulper/ Lightweight	1	ls	0.00	\$ -		In 07-500
07-900	Joint Sealers - HM Frames, etc.	1	ls	0.00	\$ -		In 07-100
07-920	Misc. Roofing Repair/Protection of Existing	1	ls	3,500.00	\$ 3,500		Allowance

AGENDA ITEM M-1A
JUN 23 2009
ENCLOSURE

Item #	Description	Quantity	Unit	Unit Price	Bid Amount	M/W/B/E	Comments/Div	Totals
08-000	DOORS & WINDOWS							119,995
08-100	Metal Doors & Frames	1	ls	12,460.50	\$ 12,461		Smith & DeShields	
08-120	Door & Hardware Installation	1	ls	9,300.00	\$ 9,300		HRC	9,300
08-200	Wood Doors - Factory Finished	1	ls	16,347.75	\$ 16,348		Smith & DeShields	
08-210	Finish Hardware	1	ls	18,531.00	\$ 18,531		Smith & DeShields	
08-400	Glass & Glazing - 11M Door Vision Lites	4	ea		\$ -		In 08-900	
08-800	Storm Shutters - Elevator Doors?	1	ls	0.00	\$ -		Not Included	
08-900	Storefront Systems	1	ls	63,355.00	\$ 63,355		A-Christian	
09-000	FINISHES							186,084
09-050	Drywall Package	1	ls	84,540.00	\$ 84,540		Polcon	
09-100	Exterior Metal Framing	1	ls	0.00	\$ -		In 09-200	
09-200	Stucco	1	ls	20,965.00	\$ 20,965		Technology Contractors	20,965
09-300	Ceramic Floor & Wall Tile - Color Group 2	1	ls	15,465.00	\$ 15,465		East Coast	
09-310	Marble Sills	1	ls	0.00	\$ -		In 09-300	
09-500	Acoustical Ceilings - 2nd Cortega Second Loop	1	ls	15,020.00	\$ 15,020		Superior Interiors	15,020
09-650	Carpet/Resilient Flooring	1	ls	16,345.00	\$ 16,345		Spectra	
09-850	Floor Protection	5,159	sf	0.75	\$ 3,869		K1.1	
09-860	Floor Preparation	5,159	sf	0.00	\$ -		In Trades	
09-900	Painting Package	1	ls	29,880.00	\$ 29,880		Color Factory	
09-910	Pressure Clean & Re-Seal Existing Building ENCLOSURE	1	ls	0.00	\$ -		N. I. C.	
10-000	SPECIALTIES							18,455
10-075	Blinds	1	ls	0.00	\$ -		N. I. C.	
10-520	Fire Extinguishers/ Specialties	4	ea	106.25	\$ 425		Triangle Fire	
10-655	Toilet Partitions	1	ls	9,050.00	\$ 9,050		Providian	9,050
10-800	Toilet/Bath Accessories	1	ls	8,980.00	\$ 8,980		Specialty Source	
10-950	Signage	1	ls	0.00	\$ -		N. I. C.	
11-000	EQUIPMENT							
12-000	FURNISHINGS							
13-000	SPECIAL CONSTRUCTION							
14-000	CONVEYING SYSTEMS							44,900
14-200	Elevator	1	ls	44,900.00	\$ 44,900		Schindler	
15-000	MECHANICAL							307,405
15-300	Fire Protection	1	ls	0.00	\$ -		N/A	
15-400	Plumbing	1	ls	57,880.00	\$ 57,880		Plumbing Mart	
15-500	H.V.A.C.	1	ls	238,525.00	\$ 238,525		HVVAC	238,525
15-500	H.V.A.C. - Tie-Into Existing Chill Water System	1	ls	5,000.00	\$ 5,000		Allowance	

AGENDA ITEM
V117 A
JUN 23 2008

ID#	Description	Unit	Quantity	Unit Price	Bid Amount	MAWBE	Comments/Division Totals
16-000	ELECTRICAL						\$ 104,155
16-050	Basic Electrical	ls	1	104,155.00	\$ 104,155		Fine Line
16-600	Low Voltage Systems (Phone, Data, Security)	ls	1	0.00	\$ -		By Owner
16-800	Fire Alarms	ls	1	0.00	\$ -		In 16-050
HARD BUDGETS COSTS							
	WARRANTY		1.00%		\$ 967,530	318,465	MAWBE Participation
GENERAL CONDITIONS							
					\$ 9,676		
					\$ 243,052		
SUBTOTAL							
			4.00%		\$ 1,220,258		
CONSTRUCTION COST ESCALATION & CONTINGENCY							
					\$ 48,811		
SUBTOTAL							
			3.00%		\$ 1,269,069		
OVERHEAD							
					\$ 38,072		
SUBTOTAL							
			4.50%		\$ 1,307,141		
MANAGEMENT FEE							
					\$ 57,108		
SUBTOTAL							
			0.60%		\$ 1,364,249		
GENERAL LIABILITY INSURANCE							
					\$ 8,185		
SUBTOTAL							
			0.00%		\$ 1,372,434		By Owner
BUILDERS RISK INSURANCE							
					\$ -		
SUBTOTAL							
					\$ 1,372,434		
PAYMENT & PERFORMANCE BOND							
					\$ 17,397		
SUBTOTAL							
					\$ 1,389,831		
TAX RECOVERY ON BUDGET HARD COST							
			-0.50%		\$ (4,838)		
GUARANTEED MAXIMUM PRICE							
					\$ 1,384,993	318,465	MAWBE Participation
					\$ 268.45	PSF	

AGENDA ITEM VII-A

JUN 23 2008

ENCLOSURE