



College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Dr. Clark Ealy, Superintendent

From: Jon Hall, Executive Director of Facilities *Jon E. Hall*

Date: January 13, 2015

Subject: Consider approval of a construction delivery method authorized under Chapter 2267 of the Texas Government Code for potential construction projects and renovations.

Agenda Item: K-1

Board Priority/
District Goal: Priorities A, B and C: Goals 1, 2, 4 and 5

BACKGROUND

College Station ISD is continuing to increase in enrollment every year, adding 500-700 students annually. To adequately plan for the growth, the College Station Independent School District Board of Trustees has authorized the administration to commence empaneling a Planning for Growth Committee to study this growth and make recommendations to the Board of Trustees for potential additional facilities and renovations to current ones.

In order to help inform the Planning for Growth Committee, the district would like to have one or more architectural firms in place to help the committee with facilities planning and cost estimation. Before the district contracts with an architect, the Board will need to determine the construction delivery method that would be used in any potential building/renovation program. Texas Government Code Chapter 2267 details the options available for school districts who do building and renovation projects. A final presentation and discussion on these options will be held during the workshop prior to this regularly scheduled meeting.

Of the options available to school districts, Construction Manager – At Risk has served the district well during all of our bond programs in recent memory. In the CM-At Risk process, the contractor is a part of the design team from the beginning, adding their building expertise and cost estimation skills to the group. This allows the district, architect, and general contractor to work collaboratively rather than setting up adversarial relationships among the groups. The contractor is at risk, because their company bears risk in the project, rather than the district bearing all of the risk. The CM-At Risk process culminates in a guaranteed maximum price (GMP), meaning the district would not be required to pay greater than that amount with a Board approved change order.

For smaller projects or direct purchases, the Competitive Sealed Proposal (CSP) method has served the district well by allowing the flexibility to bid work out directly to local general contractors, subcontractors, and vendors. This allows the district to realize more value for the money and get more local participation in our work.

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District designate the Construction Manager – At Risk option for any potential large construction projects and allow the use of the Competitive Sealed Proposal option for smaller construction projects.

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Superintendent of Schools