




College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent 

From: Mike Ball, Deputy Superintendent for Business and Operations

Date: June 15, 2007

Subject: Construction Procurement Method for 2007 Bond Program Projects

Agenda Item: K-4

Board Priority/
District Goal: Priority 3, Goal 4

BACKGROUND

The Texas Education Code (TEC) provides six procurement methods that are available to Texas school districts for construction projects. Those methods and their respective statutory references are as follows:

- Construction Manager at Risk – TEC §44.038
- Construction Manager, Agent – TEC §44.037
- Design Build – TEC §44.036
- Competitive Bidding – TEC §44.031 (a) (1)
- Competitive Sealed Proposals – TEC §44.031 (a) (2)
- Job Order Contracts – TEC §44.038

The Construction Manager at Risk method is a method where the construction manager serves as the general contractor providing pre-construction and construction services. The Construction Manager at Risk provides design phase consultation with the design professional. Those pre-construction services might include evaluating costs, schedules, implications of alternative designs, systems and materials during the design phase of the project. The Construction Manager at Risk would serve as a single point of responsibility contracting directly with the subcontractors during construction.

The Construction Manager, Agent would enable the Construction Manager, Agent to provide design phase assistance. However, the Construction Manager, Agent would hold no subcontracts nor provide project bonding for the construction. The multiple trade contracts would be held by the District.

The Design Build method is one where a single entity is contracted to provide both design and construction. The Design Build team consists of contractor, architect and engineer. The Design Builder contracts directly with the subcontractors and is responsible for delivery of the project.

The Competitive Bidding method is the delivery method wherein the District would select an architect, engineer to design and develop construction documents from which the District would solicit lump sum bids. Selection is based on the lowest responsible bid and the contractor serves as a single point of responsibility for construction.

The Competitive Sealed Proposals method is a delivery method similar to competitive bidding. The District would select an architect and engineer to design and develop construction documents. Once the documents are fully complete the District would solicit sealed proposals. Selection would be based on a combination of price and other factors that the District deems to provide the best value.

The Job Order Contracts method typically utilizes some broadly accepted price books. This method would typically be used for relatively small jobs. Jobs that can be easily estimated by some unit cost measure are the type projects where this method might be utilized. (roofing per square foot, carpet per square yard, paving per square foot, etc.)

The Construction Manager at Risk delivery method appears to be the method that provides the District the opportunity to create a team approach to both the design and construction of the 2007 Bond Program projects. The Construction Manager at Risk method also would provide the best opportunity to meet the timeline that has been established for the project.

This construction delivery method was used with good results during the construction of Forest Ridge Elementary School.

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider passage of the following motion: "The Board of Trustees of College Station Independent School District has evaluated the construction procurement methods available under Chapter 44, Subchapter B of the Texas Public Education Statute and has determined that the Construction Manager at Risk method provides the best value to the District."