




College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Dr. Clark Ealy, Deputy Superintendent for Administrative Services 

Date: February 15, 2013

Subject: Consider approval of a construction delivery model 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 300-350 students annually. To adequately plan for the growth, the College Station Independent School District Board of Trustees has empaneled a community committee that is charged with studying the growth and making recommendations to the Board of Trustees for potential additional facilities and renovations to current ones. The Long Range Educational Planning (LREP) Committee began meeting this month.

In order to help inform the LREP, the district would like to have one or more architect 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 model 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 pay greater than that amount without a Board approved change order.

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EDDIE COULSON, Ed.D.
Superintendent of Schools



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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 construction projects.

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