





MEMORANDUM

To: Dr. Tim Harkrider 

From: Paul Buckner, Executive Director Facilities 

Date: 04/15/2026

Subject: Consider approval of the ranking for Design Build firms for 2021 and 2023 bonds districtwide MEP project

Agenda Item: K-1

BACKGROUND

The Design Build procurement method was approved during the November 2025 board meeting for the 2021 and 2023 bonds districtwide MEP project. This project includes LED lighting, replacement of aged out HVAC air handlers, replacement of other aged out HVAC equipment, and installation of mini split units in the MDF/IDF rooms across the district. As a reminder, the design build method utilizes one entity as the engineer/designer and the general contractor. This method is beneficial for mechanical, electrical, and plumbing (MEP) work due to the unforeseen circumstances that are typically major aspects of MEP work. A huge plus to this delivery method is that there are no change orders to the project unless the district adds scope to the project. Design build utilizes a two-step method with the first step being a Request for Qualifications of potential bidders and then the second step of a request for proposals to evaluate the associated fees. This delivery method also requires the district to hire a third-party engineer to review the plans and scope of work from the Design Build firm. This project will be worked on during normal business hours when available and most of it will be after hours, weekends, and holidays so normal school operations will not be impacted.

The first step of the Design Build procurement method is to receive RFQs from interested parties. The RFQ closed on March 31st. Six entities responded to the RFQ. The respondents to the RFQ are scored and then ranked. This initial ranking must then be approved by the Board of Trustees to move on to the second step of receiving pricing and the methodology of pricing from the entities. The final scoring of this procurement method will come back to the Board of Trustees for final approval of the design build firm. After the firm is selected, then the project will start design and ultimately be bid out by the design build firm for final project cost.

RECOMMENDATION



It is recommended the Board of Trustees approve the ranking of the Design Build firms for the district-wide Mechanical, Electrical, Plumbing project as part of the 2021 and 2023 bonds.