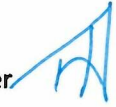





MEMORANDUM

To: Dr. Tim Harkrider 

From: Paul Buckner, Executive Director Facilities 

Date: 11/12/2025

Subject: Consider approval of the construction project delivery/contract method for the District-wide Mechanical, Electrical, Plumbing project in the 2021 and 2023 Bonds

Agenda Item: L-1

BACKGROUND

Policy CV(LEGAL) requires adherence to Government Code Chapter 2269 for contracting and delivery procedures for construction projects. In addition to the requirement of a designated architect or engineer, the policy and code requires a Board that considers a construction contract using a method of procurement other than competitive bidding must, before advertising, determine which method of procurement provides the best value for the district. The policy further states the Board may delegate its authority under Government Code Chapter 2269 regarding an action authorized Chapter 2269 to a designated representative, committee, or other person.

Policy CV(LOCAL) designates either competitive sealed proposal (CSP) or Job Order Contracting (JOC) for construction projects. Should a different construction project delivery/contract award method be determined to best serve CSISD, the Board of Trustees is required to make such designation.

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 would consist of adding and replacing mini-split units in the IDF and MDF rooms across the district, finishing out all district lighting to energy efficient LED lighting, and replacement of aged out air handlers and other HVAC equipment to more efficient HVAC equipment. This project would be funded through the deferred maintenance portion of the 2021 and 2023 bonds.

Tim Harkrider, Ed.D.
Superintendent of Schools
979-764-5455

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College Station, TX 77840
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RECOMMENDATION

It is recommended the Board of Trustees designate Design Build as the construction delivery/contract method for the District-wide Mechanical, Electrical, Plumbing project as part of the 2021 and 2023 bonds.

Tim Harkrider, Ed.D.
Superintendent of Schools
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