



BOND 2023

Construction Delivery in
Texas Public Schools



Construction Delivery Methods

- Construction Manager At-Risk
- Competitive Sealed Proposal
- Job Order Contract
- Competitive Bidding
- Design Build
- Construction Manager Agent

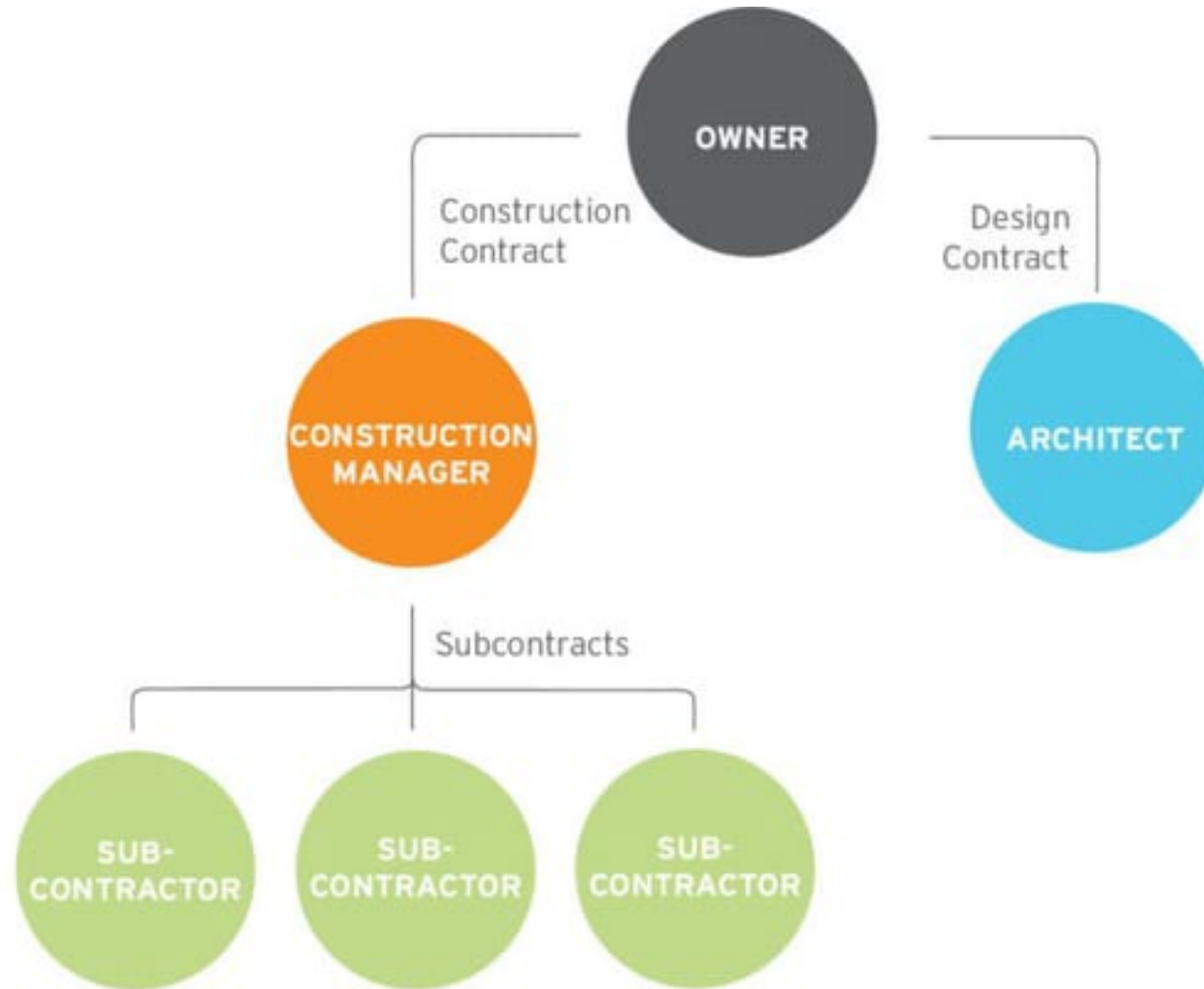


Construction Manager-At-Risk (CMAR)

- CMAR Projects:
 - CM oversees project from start to finish
 - Works on behalf of the district & holds contracts with the subcontractors
 - Architect/Engineer holds separate contract with district
- Guaranteed Maximum Price (GMP): CM provides a GMP to the district before the design phase is complete. GMP is an estimate of project construction cost.
- If project exceeds the GMP, the CM will be financially responsible, thereby putting the CM “at risk”.



Construction Manager at Risk



Benefits of CMAR

- The construction process is under one contract.
 - CMAR coordinates all subcontractor work, simplifying the process and reducing risk for the owner
- CMAR can break larger projects into smaller scopes of work that are separately placed out to bid.
 - Rather than completing all design documents before construction begins, portions of construction can begin while the design team is completing documents for later stages
- Guaranteed Maximum Price (GMP)
 - If the final audit shows the cost to be less than the GMP, then, depending on the contract, district will either split the savings with the CMAR or keep it.
 - Once the district accepts the GMP, the CMAR becomes like a general contractor with accounting responsibilities.

Bond 2023 Project Construction Method

- CTE High School – CMAR Recommended
- Middle School – CMAR Recommended
- PHS Auditorium – CMAR Recommended



Competitive Sealed Proposal (CSP)

- Competitive Sealed Proposal
 - District requests proposals, ranks the offerors, negotiates, and then contracts with a general contractor for the construction, rehabilitation, alteration, or repair of a facility.
 - District must select or designate an architect or engineer to prepare the construction documents.
- To award a construction contract by competitive sealed proposals, a district must satisfy several requirements:
 - Prepare a request that includes construction documents, selection criteria and the weighted value for each criterion, estimated budget, project scope, estimated project completion date, and other information that a contractor may need to respond to the request;
 - Receive, publicly open, and read aloud the names of the offerors and any monetary proposals;

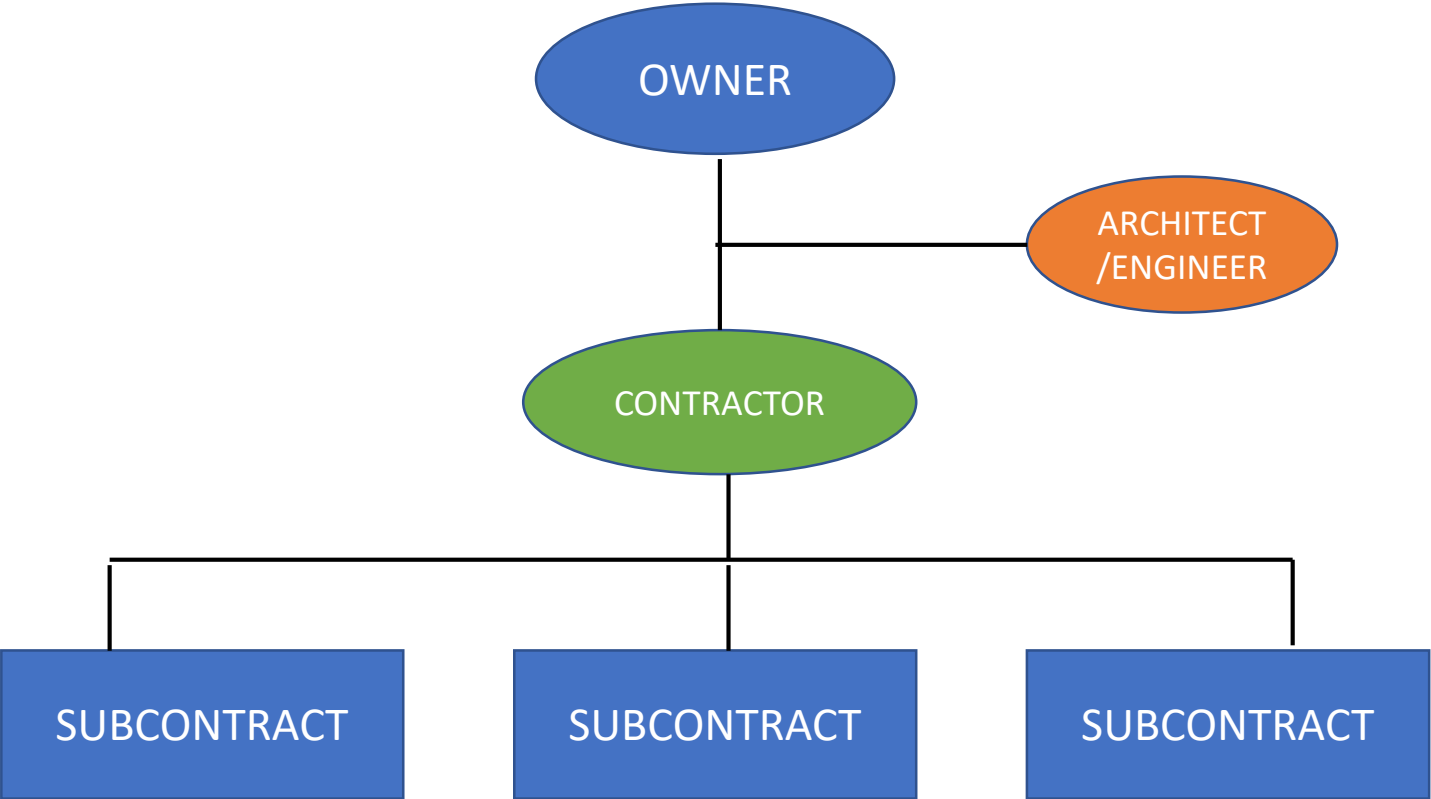


CSP continued...

- Evaluate and rank each proposal in relation to the published criteria not later than the 45th day after the proposals are opened.
- Select the offeror that submits the proposal that offers the Best Value for the district based on the published criteria, the weighted value, and the ranking evaluation. The district first attempts to negotiate a contract with the selected offeror. If the district is unable to reach agreement with the offeror, the district proceeds to the next offeror in the order of the selection ranking until a contract is reached or all proposals are rejected.
- Make the evaluations, including any scores, public and provide them to all offerors no later than the 7th business day after the contract is awarded.



Competitive Sealed Proposal (CSP)



Benefits of Competitive Sealed Proposal

- Best Value to the District
- Based on election criteria and the weighted value for each criterion, estimated budget, project scope, estimated project completion date, similar project experience, and other information that a contractor may require to respond to the request.
- Request for Proposal (RFP) goes beyond just the pricing factor and instead focuses on evaluating needs, expectations, and desired outcomes through a detailed response that comprehensively addresses the district's needs.
- Provides Room to Negotiate



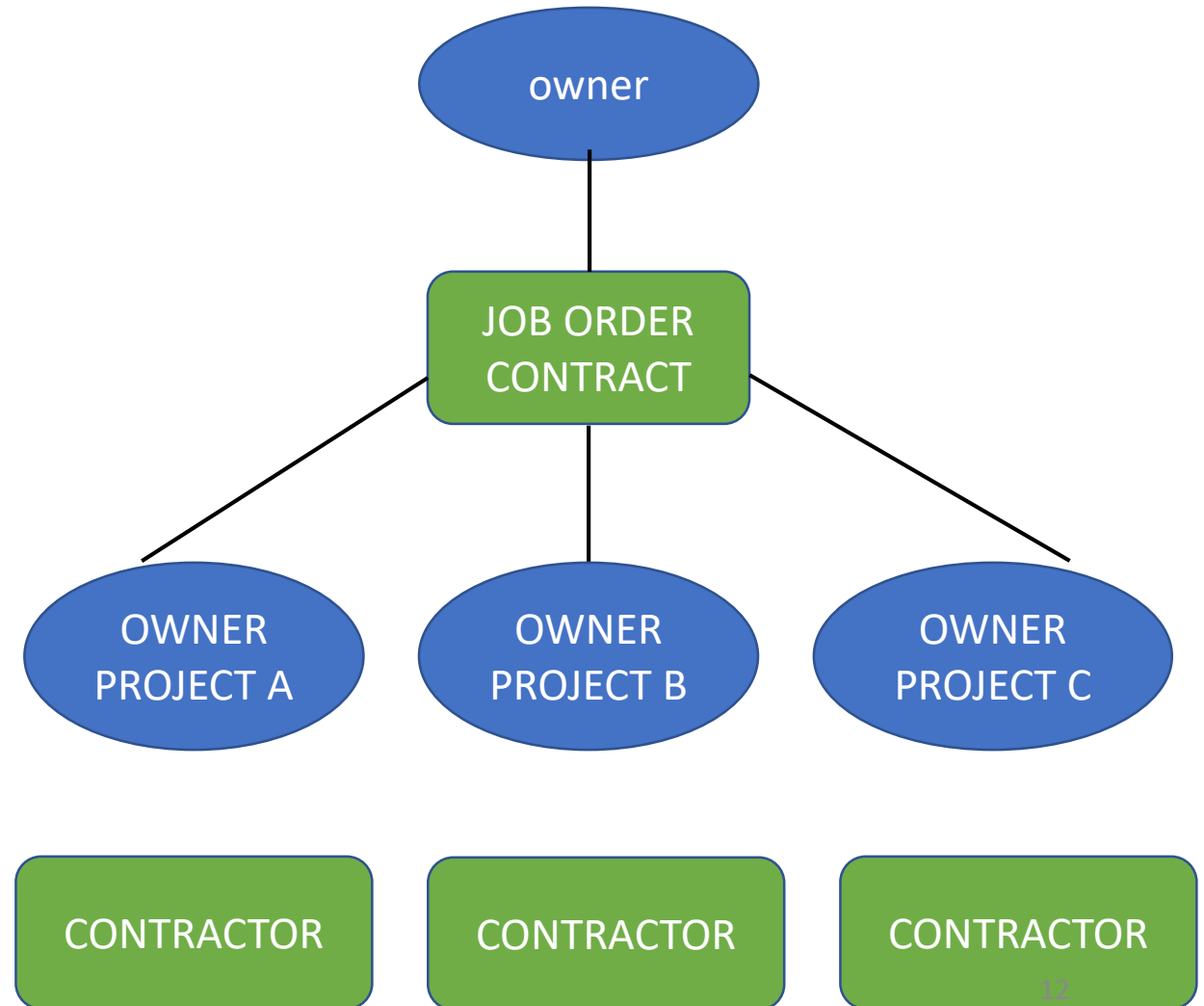
Bond 2023 Project Construction Method

1. Transition Learning Center – CSP Recommended
2. Agricultural Facility – CSP Recommended
3. Transportation Center – CSP Recommended



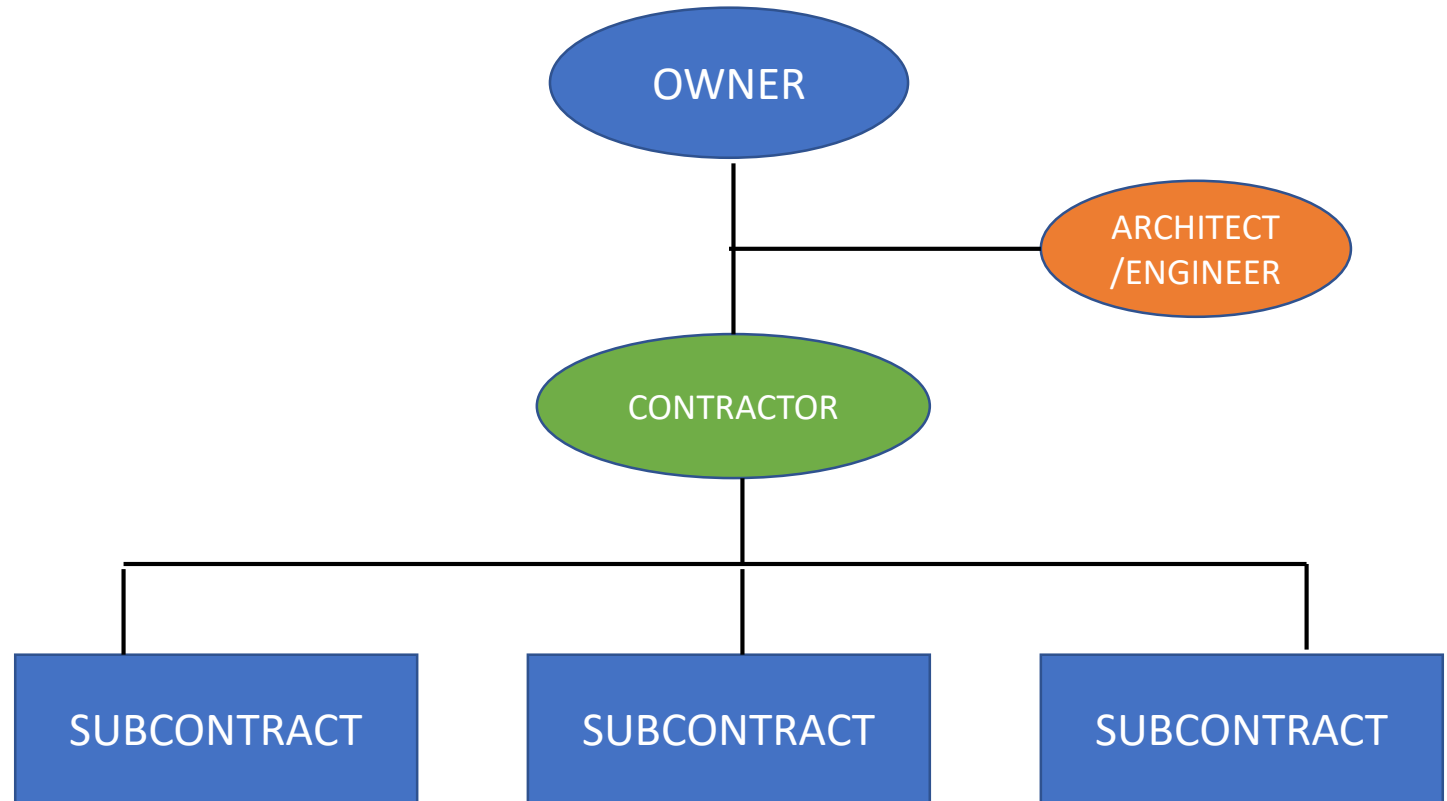
Job Order Contract

Used for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature, but the delivery times, type, and quantities of work required are indefinite.



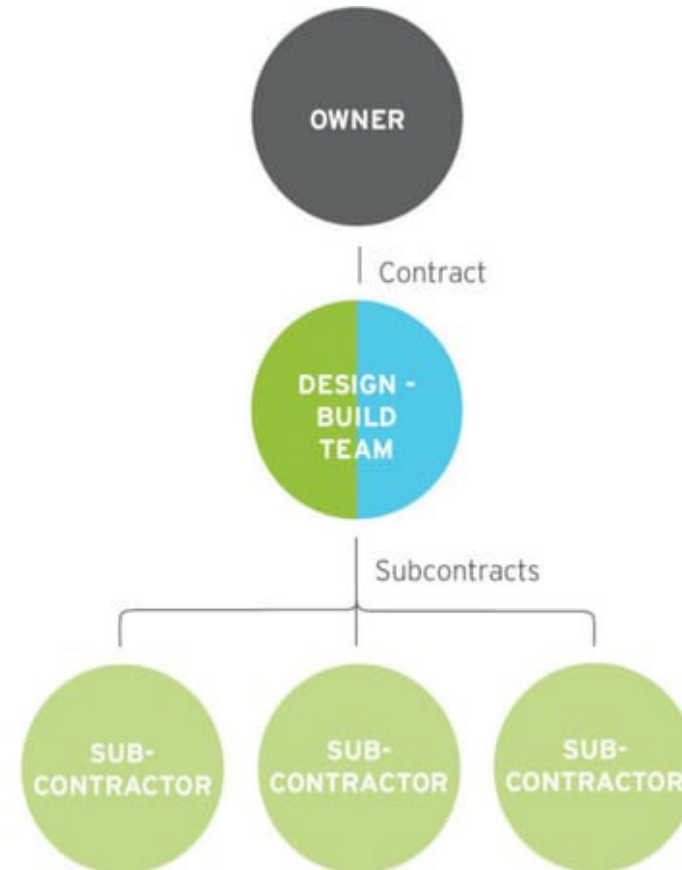
Competitive Bidding

- Lowest responsible bidder is awarded
- No room to negotiate
- Change Orders can drive cost upward



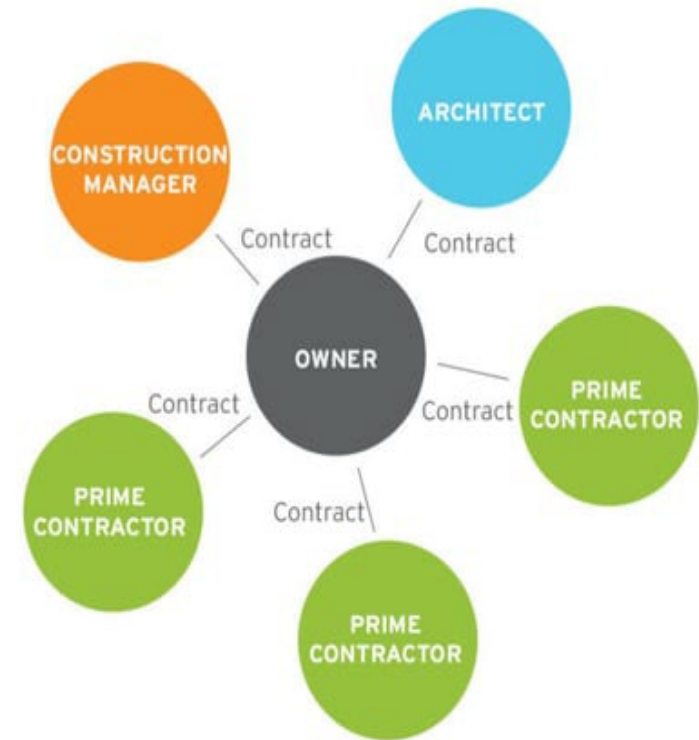
Design Build

- Foster collaboration between architects and contractors and improve efficiency
- Architects and contractors can work as a team to develop the most efficient solutions, compare alternates, and select materials while estimating costs and schedules
- Can also speed up design and construction by fast-tracking the bidding process



Construction Manager-Agent

Owner is responsible for procuring all the contracts and takes on more risk.



Questions?

