



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: February 18, 2013

AGENDA ITEM: Consider Approval of Procurement Method for Alejo ISD Learning Center and Alejo High School Construction Projects

PRESENTER: Earl Husfeld

ALIGNS TO BOARD GOAL(S): Financial/Facilities – The District shall exhibit excellence in financial and facility planning, management, and stewardship.

BACKGROUND INFORMATION:

- Pursuant to Chapter 2267 of the Texas Government Code, the authorized methods of construction procurement are competitive bidding, competitive sealed proposals, construction manager/agent, construction manager at-risk, design build, and job order contracts.

ADMINISTRATIVE CONSIDERATIONS:

- As discussed earlier this evening, most often school districts use competitive sealed proposals (CSP) or construction manager at-risk (CMAR) for the majority of their construction projects.
- Given the scope of these projects, available time for completion, and current market conditions, the Administration recommends the CMAR procurement method for the projects under consideration.
- As noted earlier this evening, the primary advantages to the CMAR procurement method are the following:
 - Qualifications based selection process.
 - May interview contractors to determine qualifications and good fit prior to selection.
 - Contractor fees may be negotiated.
 - Risk held by contractor if cost overrun.
 - Any savings are returned to the owner.
- CMAR has been the procurement method most often utilized by the Alejo ISD for the majority of its construction projects.
- It is recommended the two-step process be utilized to select the CMAR.
- Additionally, it is recommended the Board of Trustees delegate authority to a selection committee comprised of the Superintendent, Chief Financial Officer, and one or two Board Members. This Committee would participate in the ranking of proposals received, as well as any interviews that are held. The Committee would ultimately present a recommendation to the Board of Trustees for action. The District's Architect would serve as an advisor to this Committee.



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FISCAL NOTE:

The cost of the additions/renovations to the Aledo ISD Learning Center and Aledo High School Vestibule will be paid from unspent, currently available, 2008 bonds proceeds. There will be no impact to the District's debt position or to the interest and sinking fund portion of the District's tax rate.

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Construction Manager At-Risk procurement construction method for the Aledo ISD Learning Center and Aledo High School Construction Projects and delegate authority to a selection committee comprised of the Superintendent, Chief Financial Officer, and one or two Board Members as presented.