

Consider Approval of
Construction Documents and Procurement Method for
the Building 800 HVAC Replacement project

1. Background:

The SWISD has a need for engineering design work for the Building 800 HVAC systems. In addition to HVAC replacement, Building 800 also needs upgrades to the fire alarm system, HVAC controls, and lighting systems.

2. Process:

District staff contacted MEP Engineering to create the drawings and specifications for this project. MEP has worked on several projects for the district when architectural services are not needed and only engineering services are required. District Staff and MEP have met to discuss needs and expectations, and MEP has prepared Construction Documents.

In addition, District Staff and MEP have discussed and agreed that the Construction Manager at Risk proposal procurement method offers the best value to the District on this project due to the phased work over an extended schedule.

Additionally, the District seeks Board authority to allow SWISD staff to evaluate the Construction Manager at Risk proposals using the following criteria:

Fees	(20 points)
Project Management Ability	(20 points)
Relevant Experience / Current and Past Performance	(50 points)
<u>Contractor's Qualifications</u>	<u>(10 points)</u>
Total	(100 points)

Interview -The district reserves the right to interview the top ranked firms if it so chooses.
(10 points)

3. Fiscal Impact:

The budget for this project is approximately \$5,500,000. The cost of this project will be funded by 2023 Bond funds.

4. Recommendation:

That the Board approves the Construction Documents that have been presented by MEP Engineers and the use of Construction Manager at Risk as the procurement method.

5. Required:

Board action.