

Memo

To: Dr. Jeff Turner
From: Jimmy Spann
CC: S. Grant, R. Seeley, K. Penny
Date: 2/19/2007
Re: Construction Manager At-Risk RFP

As part of the Phase One bond projects, the request to use the Construction Manager At-Risk process was approved by the CISD Board of Trustees in January. Proposals meeting the specifications designed by SHW were received from two highly qualified and reputable companies, Joe Funk Engineers, Inc. and Hisaw & Associates.

The Construction Manager will oversee the major renovation projects at CMS East, Austin Elementary, Lee Elementary, Pinkerton Elementary, Coppell High School and Lesley Field totally approximately \$7,300,000.

The Request for Proposal Method (RFP) as provided in the Texas Education Code 44.031 was used to obtain proposals.

Of the two proposals submitted, Joe Funk Engineers provided the proposal with the best value for the district. Their proposal of 4.0 percent of the construction costs was slightly higher than the 3.85 percent bid from Hisaw & Associates. While the proposal by Joe Funk Engineers was slightly higher, it is our belief that they will provide CISD with the best value and quality of work while meeting the demands of a tight work schedule this summer. During the interview process and in prior meetings, representatives from Joe Funk Engineers went above and beyond in their presentation, which indicated a strong desire and commitment to partner with CISD. References have been stellar with comments such as "they are trustworthy and very professional", "they are a big player in the market and have a reputation of getting the job done on time and with quality", "they work hard to please and will establish a good partnership with you".

Mike Elmore of SHW, Sid Grant, and I will be present at the Board meeting to answer any questions you or the Board may have regarding our recommendation.

RECOMMENDATION: That the Coppell ISD Board of Trustees approve Joe Funk Engineers, Inc. as the Construction Manager for the Phase One Bond Projects at CMS East, Austin Elementary, Lee Elementary, Pinkerton Elementary, Coppell High School, and Lesley Field as specified in the Request for Proposal for the fee of 4.0 percent of the construction services provided.