



**GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

DATE OF MEETING: February 22, 2011

TITLE: Approval of Bond-Related Projects

1. Authorization to Issue a Request for Qualifications (RFQ) for Construction Manager at Risk Services for Facility Improvements to the Amphitheater Transportation Department

BACKGROUND: School District Governing Boards, in accordance with Arizona Administrative Code Rule R7-2-1116, are required to make a written determination that the use of the Construction Manager at Risk alternative project delivery method is in the best interest of the District. This determination has been made based on the consideration of the seven factors identified in A.A.C. R7-2-1116(B)(2), as listed below:

- **Cost Control** – The involvement of a Construction Management Team in the development of the project design will be extremely valuable in assisting the District to know the status of the project budget as the design is fully developed.
- **Schedule** – This process will allow the project to move forward without concern for re-design due to budget overruns and unexpected problems in the bidding process.
- **Market Conditions** – Moving the design and construction forward in tandem, reducing the time line for project completion, will allow the District to take advantage of the current economic conditions for best pricing for materials and labor.
- **Project Management** – Amphitheater has assembled a team of Bond Project Managers. This team has extensive background experience in commercial contracting and construction. The addition of the Architect and Contractor to the management team will complete the skills needed to manage the Transportation Department renovation project.
- **Specialized Expertise** – It is important to this project for the project team to contain members that can consult. The project also calls for unique talents in scheduling to minimize the impact to the Transportation Department during construction.
- **Technical Complexity** – The skills required to renovate an existing facility for a new use are unique skills found in only a certain number of contractors and construction managers. This process clearly provides the district with consulting Construction Managers that possess that higher level of skill.
- **Value Engineering** – Allowing the Construction Manager to work with the Architect and Team members upfront on construction to maximize the value of each dollar spent.

RECOMMENDATION: The Administration recommends the Governing Board make the determination the Construction Manager at Risk alternate project delivery method for facility improvements to the Transportation Department is in the best interest of the District and authorizes its use.

INITIATED BY:

Scott Little

Scott Little, Chief Financial Officer

Date: February 14, 2011

Vicki Balentine

Vicki Balentine, Ph.D., Superintendent