

Construction Manager at Risk for Potential 2018 Bond Projects

April 10, 2018

SUMMARY:

This item requests approval for Construction Manager at Risk for the potential 2018 Bond Projects.

BOARD GOAL:

VI. Growth, Change and Fiscal Responsibility...demonstrate effective and efficient management of District resources.

BACKGROUND INFORMATION:

The method of procurement for Denton ISD construction projects is Construction Manager at Risk. Nine (9) contractors submitted responses. A committee made up of representatives from Operations, Finance, Bond, Administration and a private citizen convened to review the responses. A two-step process was used for this proposal. The first step was a review of submissions that were evaluated in relation to experience, personnel, safety, references and the District's needs. The five (5) vendors that had the highest point evaluations were invited to present and interview with the committee. Each contractor submitted fees on scenario projects that were used in the final evaluation.

SIGNIFICANT ISSUES:

All contractors that interviewed are strong contractors within our market area. Due to the number of projects and the timelines of the projects, the committee believed it to be beneficial to work with no less than three (3) contractors. However, due to the scope of the projects and the growth in North Texas, the committee would like to have the option to use the remaining two (2) vendors that interviewed if a scheduling issue should develop. Each project will have a contract with the general contractor that will be brought before the board for approval.

FISCAL IMPLICATIONS:

All construction projects will be funded through Bond funds.

BENEFIT OF ACTION:

Passage will allow the District to have contractors ready to begin the pre-construction phase of projects associated with the upcoming Bond.

SUPERINTENDENT'S RECOMMENDATION:

It is recommended that the District work with Balfour Beatty Construction, Northstar Construction, and Steel & Freeman as Construction Managers at Risk. Along with these three (3) vendors, it is recommended that if the need arises, the District may also work with Buford-Thompson and Cadence McShane.

STAFF PERSONS RESPONSIBLE:

Debbie Monschke, Assistant Superintendent of Administrative Services
Paul Andress, Executive Director of Operations
Cindy Willis, Director of Purchasing

ATTACHMENTS:

CM at Risk 2018 Final Ranking

APPROVAL:

Signature of Staff Member Proposing Recommendation: _____

Signature of Divisional Assistant Superintendent: _____

Signature of Superintendent: _____