



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

**3E. Action**

**Date: April 11, 2005**

**SUBJECT: METHOD OF DELIVERY FOR NEW CONSTRUCTION OF A MIDDLE SCHOOL, INTERMEDIATE SCHOOL, TWO ELEMENTARY SCHOOLS AND ADDITIONS AT INDIAN SPRINGS MIDDLE AND SOUTH KELLER INTERMEDIATE**

**BOARD GOAL: Safe Schools  
Budget and Finance**

**FISCAL NOTE: Bond Funds**

**Background Information:**

- The Delivery method for a new middle school, intermediate school, and two elementary schools is recommended by staff to be Construction Manager at Risk (CmR). It is recommended that the two elementary schools be let in a single package, and the middle and intermediate be a second package.
- The Delivery method for additions to Indian Springs Middle School and South Keller Intermediate School is recommended by staff to be Competitive Sealed Proposal (CSP). It is recommended that these projects be let in a single contract.

**Administrative Considerations:**

Middle School, Intermediate School, and Elementary 17 and 18

- CmR provides for budget and time constraints inherent in these projects.
- CmR provides the best opportunity for Value Engineering throughout the project.
- CmR is recommended by the Board Facilities Committee as the best value.

Additions to ISMS and SKI

- CSP provides best cost on a project with limited scope and adequate time.

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**The administration recommends that the Board of School Trustees approve the delivery methods as recommended as the best value for the projects shown.**

Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect