



## *MEMORANDUM*

---

**DATE:** September 26, 2020

**TO:** Patrick Miller, Chief of Operations

**FROM:** Bill VanWagner, Director of Building Programs

**SUBJECT:** Award of Construction Manager @ Risk for Harby JH Expansion & Renovation

---

The Construction Manager @ Risk (CM@Risk) contract delivery method was previously approved by the Board for use on the Harby JH Expansion & Renovation project. Legal advertisements were placed in accordance with State law, and on September 24<sup>th</sup>, six general contractors responded with Competitive Sealed Proposals.

The Contractors and their proposals have been ranked using evaluation criteria as prescribed in the project specifications, consistent with the CM@Risk process. As defined in the specifications, Contractors must score 80% or greater on their ranking criteria to be further considered. CM@Risk ranking criteria includes but is not limited to:

- Past performance on similar projects for other Districts
- Ability to contribute to the owner/design team
- Client satisfaction references of other ISD's and architects
- References and resume of the CM@R's project team assigned to Alvin ISD
- Past performance with Alvin ISD on major projects

Of the contractors who met the evaluation criteria, Gamma Construction's proposed fee schedule offers the best value to the District for this project.

The Bid Tab showing proposed fee schedules has been attached for your review.

Building Programs is requesting that the Board of Trustees approve the award of the CM@R contract for the Harby JH Expansion & Renovation project, and authorize the Superintendent of Schools or her designee to review and execute the final negotiated contract with Gamma Construction.

Board approval for a Guaranteed Maximum Price (GMP) for construction services will be requested at a future date.