



To: Board of Trustees
From: Dr. Dennis Womack
Date: October 25, 2021
cc: Dr. Brad Hunt

RE: Construction Manager at Risk Selection

Background:

As a result of the approval to use the Construction Manager at Risk (CMAR) delivery method on September 27, 2021, pursuant to the provisions of Texas Government Code Chapter 2269, Subchapter F, the District issued a Request for Proposals, via the one-step process, to select a Construction Manager-At-Risk firm with the following schedule of events:

Release RFP for CMAR	October 1, 2021
First Advertisement	October 3, 2021
Pre-Proposal Conference	October 7, 2021
Second Advertisement	October 10, 2021
Deadline for Questions	October 11, 2021
Addendum Posted	October 12, 2021
Deadline to Receive Proposals	October 15, 2021
Evaluation Meeting; Rank Submissions	October 18, 2021
Recommend Approval of CMAR Firm	October 25, 2021

A construction manager-at-risk is intended to assume the risk for construction, rehabilitation, alteration, or repair of a facility at the contracted price in the same manner as a general contractor. By utilizing the Construction Manager-At-Risk procurement method, it allows the district to hire the construction manager early in the planning process thereby utilizing the expertise of the construction manager for consultation services during the design of the project. The scope of work will include baseball and softball complex dressing rooms, HVAC replacements at Coppell Middle School North and Denton Creek Elementary School; and various accessibility modifications.

After the Construction Manager-At-Risk proposals were received, the administration and Corgan evaluated the proposals. Construction managers are required to submit information regarding their proposed fee and the price for fulfilling the general conditions. The "general conditions" for the project are defined to mean on-site management, administrative personnel, insurance, bonds, equipment, utilities, and incidental work, including minor field labor and materials. The selection criteria for evaluating the proposals and selecting the best offeror was published in the request for proposals and included the following:

- proposed fee and price for general conditions,
- the offeror's experience,
- past performance,
- safety record,
- proposed personnel and methodology, and
- any other factors demonstrating the capability of the construction manager.

The District received five (5) proposals from the following firms (listed by fee percentage, lowest to highest):

FIRM	FEE
NorthStar	2.25%
Balfour Beatty	3.00%
MDI	3.25%
Joeris	3.45%
WBX	3.46%

Recommendation: Approval of NorthStar Builders Group as the Construction Manager-at-Risk as specified in the Request for Proposal for the fee of 2.25 percent of the construction services provided.