



UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

Topic: Approval of Design Build as the method of procurement for the Design and Construction of New Science Labs for Alexander, Lyndon B. Johnson & United South High Schools

Submitted by: Cordelia Jackson / Ignacio Alaniz **Of:** Director of Purchasing / Director of Construction

Approved for transmittal to school board: December 14, 2011

Recommendations:

Staff recommends the UISD board of trustees approve Design/Build (Government Code 2267.301) as the method of procurement that provides the best value for the following project:

Construction of New Science Labs for Alexander, Lyndon B Johnson, United South High Schools

Rationale:

As per (Government Code 2267.056), the Board of Trustees of a public school district that is considering a construction contract using a method specified by (Government Code 2267) must before advertising determine which method provides the best value. Design/Build is the procurement method best suited for projects that are schedule sensitive, are well defined, are using prototype designs, and/or consist of renovations or additions to existing buildings. Some advantages of this method are fast-track delivery of project, less change orders, a single point of responsibility for design and construction resulting in cost savings, reduced overall cost for architect design fees, constructability review and design phase assistance by builders, and a guaranteed maximum price eliminating concerns with cost overruns, among others. In reviewing the scope of the recommended project administration has determined that Design-Build is the best value method for this project.

Budgetary Information:

Webb County School Land Fund

Board Policy Reference and Compliance

CV Legal – Facilities Construction

Government Code 2267.056

Government Code 2267.301