



BOARD OF SCHOOL TRUSTEES

**KELLER INDEPENDENT SCHOOL DISTRICT**

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**4C. Action**

**TO: BOARD OF SCHOOL TRUSTEES**

**DATE: June 14, 2004**

**SUBJECT: APPROVAL OF DELIVERY METHOD FOR CURRENT CAPITAL IMPROVEMENT PROJECTS**

Six project delivery methods were discussed at the Texas Association of School Boards CSA Construction Law Seminar, which was presented in Austin this spring. There are two delivery methods which are being considered for current Capital Improvement projects. The first delivery method being considered by the District is Competitive Sealed Proposals. When using this method, the District selects an architect and/or engineer to design and develop construction documents. Once documents are fully complete, the District solicits sealed proposals. Selection is based on a combination of price and other factors that the District deems provide the best value. This method has selection flexibility, a defined scope of work, and a single point of responsibility for construction. The cons for this method of delivery are that there is no design phase assistance, longer schedule duration, a possible adversarial relationship with owner, and the price is not established until the design is complete. The Competitive Sealed Proposal method is a hard, lump sum bid with the owner having no input to subcontractor selection and no access to cost information or savings. New projects that are not schedule-sensitive nor subject to potential change are best suited for this method of delivery.

The second delivery method being considered is Construction Manager at Risk. This is a method where the construction manager serves as the general contractor providing pre-construction and construction services. The Construction Manager at Risk provides design phase consultation in evaluating costs, schedule, implications of alternative designs, systems and materials during design and serves as a single point of responsibility contracting directly with the subcontractors during construction. This method has selection flexibility, design phase assistance, a single point of responsibility for construction, a team concept, a faster schedule delivery and change flexibility. Construction Manager at Risk is an open book method with owner access to all cost and invoices, subcontractor approval, and benefits of savings. Larger new or renovated projects that are schedule-sensitive, difficult to define, or subject to change are best suited for this method of delivery.

The work included in the current Capital Improvement project includes:

- Keller Stadium - Stabilize soil and replace paving
- FHMS - Rework drainage at competition field
- KMS - Replace sanitary sewer line
- WRES - Repaint corridors
- BCIS - Replace chalkboards with marker boards, replace timed faucets

We estimate the cost of these listed capital improvements to be approximately \$500,000, which will be funded by 2000 Bond interest and/or savings.

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**The administration recommends that the Board of School Trustees approve the Construction Manager at Risk method as the best value for selecting a company for the construction of current capital improvement projects.**

Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect