



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

4D. Report

Date: October 25, 2004

SUBJECT: DELIVERY METHOD FOR CAPITAL IMPROVEMENTS AT KELLER HIGH SCHOOL AND THE LEARNING CENTER

BOARD GOAL: Safe Schools

FISCAL NOTE: Bond Interest Earnings

Background Information:

- Six project delivery methods are available to the District.
 - Two delivery methods are being considered for these 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 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 benefits of selection flexibility, a defined scope of work, and a single point of responsibility for construction.
 - This method is limited in the following areas:
 - There is no design phase assistance, longer schedule duration, potential adversarial relationship with owner, and the price is not established until the design is complete.
 - It is a hard lump sum bid with the owner having no input into 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.
 - In this method, the construction manager serves as the general contractor providing preconstruction 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.
- It 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.

Administrative Considerations:

- Consider a construction contract using either of two delivery methods; competitive sealed proposals or construction manager at risk.
- The work included in the current Capital Improvement project includes:

Keller High School – City of Keller fire suppression system requirements
Learning Center – City of Keller parking lot, air-conditioning screening, and landscaping requirements

The District recommends the Construction Manager at Risk process for this work.

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Respectfully submitted,

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District Architect