



## ALEDO ISD BOARD MEETING TEMPLATE

**MEETING DATE:** May 20, 2013

**AGENDA ITEM:** Design Report on Next Steps Aledo Learning Center Additions and Aledo High School Front Vestibule

**PRESENTER:** Dan Manning, Earl Husfeld

**ALIGNS TO BOARD PRIORITY(S): FINANCIAL/FACILITIES-** the District shall exhibit excellence in financial and facility planning, management, and stewardship.

### **Background Information:**

- At the April 15<sup>th</sup> Board Meeting, our architect, Leesa Vardeman, presented some additional design ideas for both the Aledo Learning Center expansion as well as the front entrance vestibule at Aledo HS. Questions and input from the Board were very helpful in clarifying moving forward with these projects.
- The Board discussed design preferences for the both the ALC additions and the AHS front entrance. The design options that were discussed are included on the following pages in the form of design drawings from VLK.
- Our next steps in this process will include selecting the procurement method for these projects to begin the process of selecting a construction company and to determine the total cost projections of the project.

### **Administrative Considerations:**

- Based on the smaller scope of these two projects, we believe **Construction Manager At-Risk** would be the best procurement method because it gives us the most freedom to select the appropriate contractor and protects us from cost overrun risks.
- Other advantages include;
  - Any risks are held by contractor, not the District.
  - Any savings at completion are returned to the District.
  - Contractor will often have a “following” of quality subcontractors.
  - Helps create a long-term relationship with contractor based upon their desire to serve the District long-term.
  - Qualifications based selection process.
  - The District may interview contractors to determine qualifications and good fit prior to selection.
  - Changes to contract are carried through contractor contingency and owners betterment and do not require change order to contract.
  - Contractor fees may be negotiated.
- Should the Board choose to approve the projects and approve CM-at Risk as the procurement method, between May 21<sup>st</sup> and prior to June 17<sup>th</sup> Board meeting,

the District will implement a selection committee (including a Board member) to utilize the two-step process to select a Construction Manager for recommendation to the Board. The final recommendation of the Construction Manager at Risk would be done at the June 17<sup>th</sup> Board meeting.

**FISCAL NOTE: None- Report Only**

**Administrative Recommendation:** Report Only- Administration will be recommending later in the Action Item section the Board's approval to move forward with these projects and to select Construction Manager at Risk as the procurement method.