



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

8H. Action

Date: October 22, 2007

SUBJECT: APPROVAL OF CONSTRUCTION MANAGER AT RISK FOR TRINITY SPRINGS MIDDLE SCHOOL ADDITION

BOARD GOAL: Keller Independent School District facilities and services will be operated in a safe manner so that all students and employees may thrive in a secure and nurturing environment.

All systems in the Keller Independent School District will be effective, efficient, and accountable in support of the district's mission.

FISCAL NOTE: Bond Funds

Background Information:

- This project is being developed as Construction Manager @ Risk two-step delivery method.

Administrative Considerations:

- Growth necessitates this addition open in 2008.
- All proposals were based on published district criteria. After ranking all submittals, the district began negotiations with the highest ranked Proposer per the requirements of section 44.031 of the Education Code. We successfully negotiated the following with Steele-Freeman, Inc.

Pre-construction	-0-
Fee	\$ 189,000
Overhead	\$ 250,000

- The Construction Manager @ Risk contract with Steele-Freeman, Inc. is available.

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The administration recommends the Board of School Trustees approve the Construction Manager @ Risk contract with Steele-Freeman, Inc. for construction of the Trinity Springs Middle School addition.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect