



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

10H. Action

Date: May 14, 2007

SUBJECT: SELECTION OF CONSTRUCTION MANAGER AT RISK FOR NEW HIGH SCHOOL #4 AND KISD ATHLETIC CENTER RENOVATION / EXPANSION

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:

- The two projects are being developed as Construction Manager @ Risk delivery method.

Administrative Considerations:

- Since growth necessitates the new high school to open in 2009, we will need to start construction by fall 2007. KISD Athletic Center work will be completed for Fall 2008.
- Qualifications were received and evaluated based on published district criteria by the Facilities Committee. After receipt of cost proposals, negotiations were conducted with the highest ranked contractor. The following proposals are recommended.
 - The administration has negotiated the following fee with Steele-Freeman, Inc. for new high school #4.
 - Total fee including overhead and profit is \$4,480,000.
 - The administration has negotiated the following fee with Goldsmith Construction Company for KISD Athletic Center renovation / expansion.
 - Total fee including overhead and profit is \$705,000.

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The administration recommends the selection of Steele-Freeman, Inc. for the Construction Manager at Risk for new high school #4 and Goldsmith Construction Company for the Construction Manager at Risk for KISD Athletic Center renovation / expansion, as presented.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect