



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

3D. Action

Date: June 13, 2005

SUBJECT: APPROVE JOB ORDER CONTRACTING FOR PRIORITY MAINTENANCE AND CONSTRUCTION PROJECTS

**BOARD GOAL: Safe Schools
Budget and Finance**

**FISCAL NOTE: Fund Balance
Operation and Maintenance**

Background Information:

- At the May 23, 2005 Board meeting, Job Order Contracting (J.O.C.) was previewed as a method of delivery for miscellaneous construction projects (fencing, earthwork, concrete, masonry, etc.).
- The Education Code SUBCHAPTER B 44.031 Purchasing Contracts over \$25,000 allows for Job Order Contracting to do minor repair, rehabilitation or alteration of a facility. Paragraph 44.041 (2) sets a pricing standard for the work to be based on a published pricing guideline book.
- For miscellaneous construction work, including the recently approved list of corrective items, the Job Order Contracting, using Means Cost Guide with the local modifier, provides an effective way for small projects to be completed in a timely manner.

Process sample: Scope of work is determined.
Cost is determined using cost guideline.
J.O.C. is provided with scope and cost information.
Work is done.

- All projects will receive prior Board approval.

Administrative Considerations:

- Currently Region IV provides Job Order Contracting through an Inter-local Agreement with many districts. Working with the Cooperative Purchasing Network (TCPN), they advertise and hire a J.O.C. contractor to respond quickly to district needs.

- By doing a J.O.C. for the district, local vendors have an opportunity for the work, and mark up by third parties can be avoided.

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The administration recommends that the Board of Trustees select Job Order Contracting as the method of delivery for miscellaneous construction projects as presented.

Respectfully submitted,

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District Architect