



MEMORANDUM

DATE: February 19, 2021

TO: Patrick Miller, Chief of Operations

FROM: Bill VanWagner, Director of Building Programs

SUBJECT: Award of Construction Manager @ Risk for the 2021 Tommy King Administration Building Renovation Project

As provided by State law, school districts have local choice of several contract options for procuring construction services. Typically Alvin ISD has employed either Competitive Sealed Proposals or Construction Manager at Risk, depending on the circumstances of the project and market place.

It's the recommendation of the Building Programs Department that for highest and best value to the District, the use of Construction Manager at Risk be utilized for the upcoming 2021 Tommy King Administration Building Renovation project. The contract for Elementary #21 & Junior High #9 contract that was approved in September of 2020 should be amended to include this renovation. Legal has verified and support the validity of this change in scope.

Designation of the procurement method should be decided prior to or early in design. Decision factors that influence the recommendation for using CM@R on this projects includes some or all of the following; future market instability, material & product availability, restricted project time-lines, project phasing, safety & security.

Alvin ISD Building Programs requests that the Board approve using Construction Manager at Risk for procurement and to amend the previously approved CM@ Risk contract for Elem #21

and JH#9 with Gamma Construction to include the 2021 Tommy King Administration Building Renovation Project