



BOARD OF SCHOOL TRUSTEES
KELLER INDEPENDENT SCHOOL DISTRICT

10B. Action

Date: April 23, 2009

SUBJECT: APPROVAL OF CONSTRUCTION MANAGER AT RISK FOR NEW INTER-MEDIATE / MIDDLE SCHOOL AND MULTI-PURPOSE FACILITY

BOARD GOAL: 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:

- These projects are being developed as Construction Manager at Risk two-step delivery method.

Administrative Considerations:

- Sealed Proposals for CM at Risk were accepted in the Purchasing Department on April 9, 2009 from three companies selected from a short list to receive fees and overhead cost proposals.
- All proposals were based on published district criteria and were previewed at the April 9th Board meeting. 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.:
 - Fee - \$1,078,000
 - Overhead - \$1,231,980
- Growth necessitates these facilities open in 2010. It is the appropriate time to hire the Construction Manager to assist the Architect in the development of the design and provide schedules and estimates for the overall project.

Communication Deployment:

- The Delivery Method for this project was presented and approved through the Board of Trustees in February. Information related to the ranking of the proposals and selection recommendation was reviewed with the Citizen's Bond Oversight Committee on April 14th prior to the Board meeting.

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The administration recommends the Board of Trustees approve the Construction Manager at Risk contract with Steele-Freeman, Inc. for construction of the New Intermediate/Middle School and the New Multi-Purpose Facility.

Respectfully submitted,

Hudson Huff
Director of Construction Services