



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

8G. Action

Date: February 25, 2010

SUBJECT: **APPROVAL OF CONSTRUCTION MANAGER AT RISK FOR FOSSIL RIDGE HIGH SCHOOL BLACK BOX THEATRE AND SCENE SHOP ADDITION AND NEW ELEMENTARY SCHOOL #22**

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: 2008 Bond Funds

Background Information:

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

Administrative Considerations:

- Sealed Proposals for CM @ Risk were accepted in the Purchasing Department on February 5, 2010 from fourteen construction companies. Five were selected for the short list to receive fees and overhead cost proposals.
- 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. for New Elementary School #22:

Fee - \$ 379,750
Overhead - \$ 357,693

The following negotiations were reached with Pete Durant & Associates, Inc. for Fossil Ridge High School Black Box and Scene Shop Addition:

Fee - \$ 69,000
Overhead - \$ 149,550

- Growth necessitates these facilities open in 2011. 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 projects.
- These items were reviewed by the Citizens Bond Oversight Committee on February 16, 2010.

Communication Deployment:

- Board Meeting November, 2009
- Citizen's Bond Oversight Committee Meeting, February 16, 2010

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The administration recommends the Board of Trustees approve the Construction Manager @ Risk contracts with Steele-Freeman, Inc. for construction of the New Elementary School #22 and Pete Durant & Associates, Inc. for Fossil Ridge High School Black Box and Scene Shop Addition.

Respectfully submitted,

Hudson Huff
Director of Construction Services