



BOND 2023

Construction Delivery in
Texas Public Schools



Construction Delivery

- Methods Allowed (Texas Gov. Code 2269 & CV (Legal))
 - Competitive Sealed Proposal
 - Job Order Contract
 - Construction Manager At-Risk
 - Competitive Bidding
 - Design Build
 - Construction Manager Agent
- Method that brings best value to the district



Bond 2023 Project Delivery Method

- JROTC PHS/OHS – Competitive Sealed Proposal Recommended

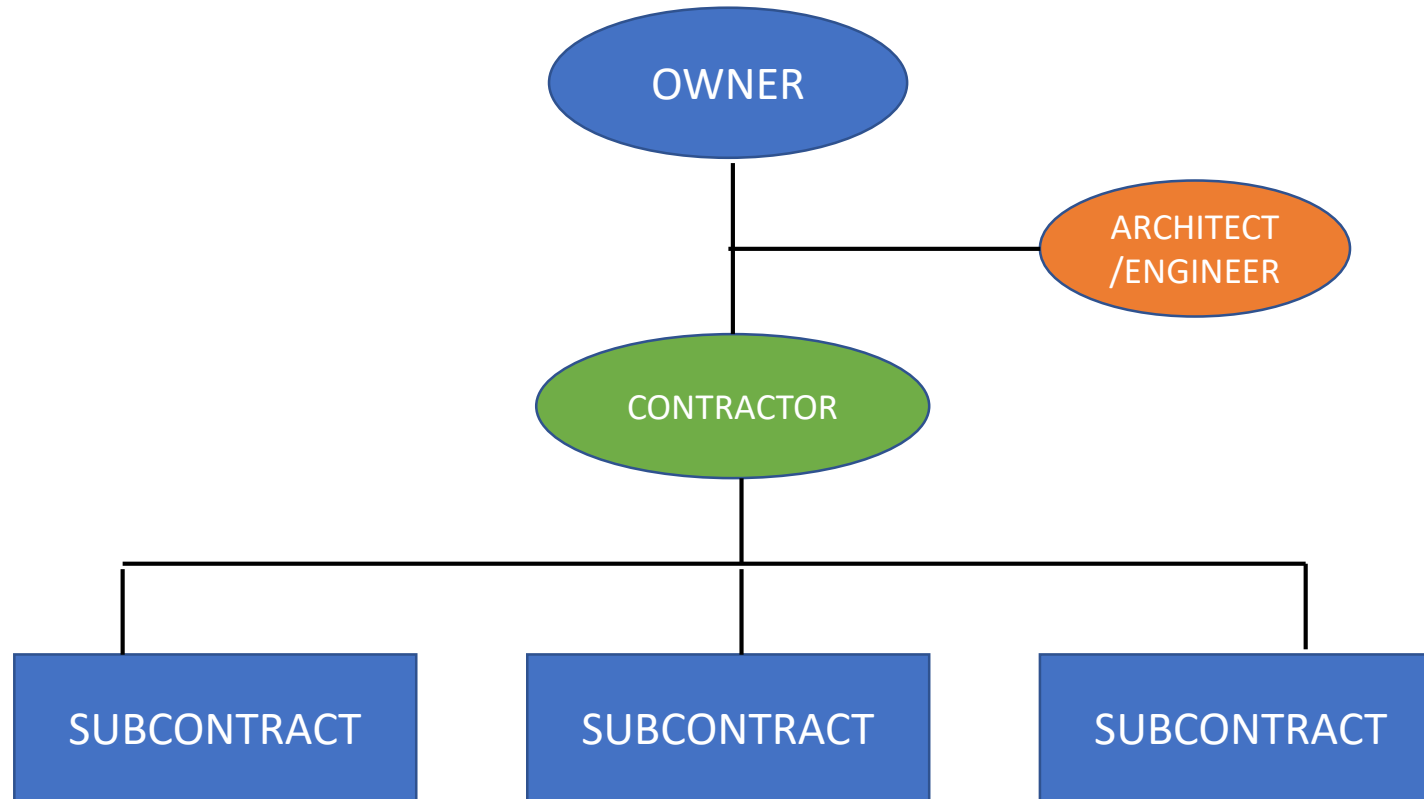


Competitive Sealed Proposal (CSP)

- Competitive Sealed Proposal
 - District requests proposals, ranks the offerors, negotiates, and then contracts with a general contractor for the construction, rehabilitation, alteration, or repair of a facility.
 - District must select or designate an architect or engineer to prepare the construction documents.
 - Pricing portion of process well understood
 - Allows for CM/GC qualifications to be considered during selection.



Competitive Sealed Proposal (CSP)



Benefits of Competitive Sealed Proposal

- Can provide best value to the District
- Based on election criteria and the weighted value for each criterion, estimated budget, project scope, estimated project completion date, similar project experience, and other information that a contractor may require to respond to the request.
- Request for Proposal (RFP) goes beyond just the pricing factor and instead focuses on evaluating needs, expectations, and desired outcomes through a detailed response that comprehensively addresses the district's needs.
- Provides Room to Negotiate



Bond 2023 Project Delivery Method

- Priority I & II Items – Job Order Contract (JOC) Recommended

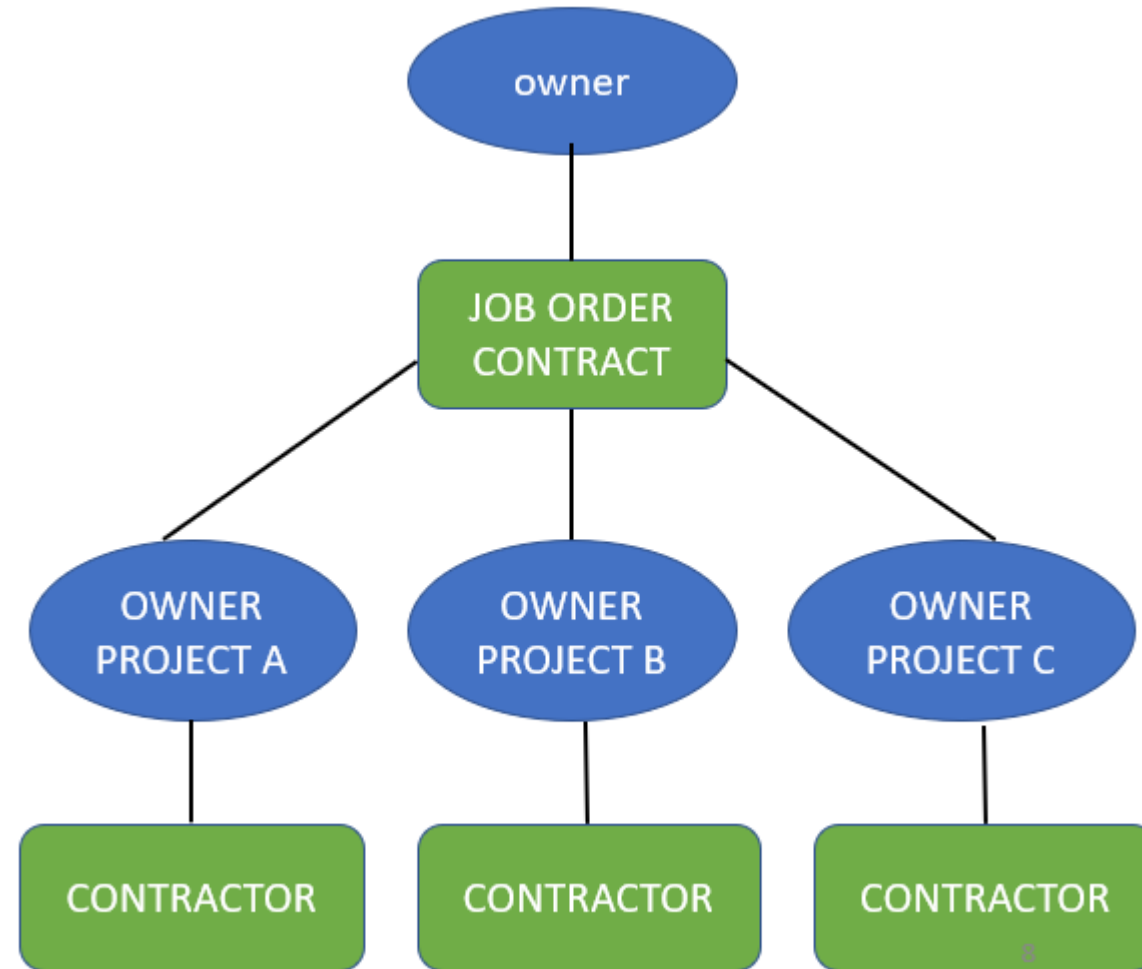


Job Order Contract

- Used for maintenance, repair, alteration, renovation, or minor construction of a facility.
- Work is of a recurring nature
- Instead of conducting RFP bids for each project, one bid is conducted and catalogued by skilled trade type
- Contractors submit price quotes for projects, and the selected contractor can begin immediately if pricing is acceptable to the district.
- This approach allows an indefinite number of projects to start immediately.
- Project start timeline under JOC is 2-3 weeks, whereas a traditional RFP takes an average of 3 months



Job Order Contract



Job Order Contract

- JOC is an ideal delivery method for Priority I and II items.
- Due to the competitive construction market, particularly the sub-contracting portions of these projects, the size and scope of these projects may not attract sufficient qualified trades or contractors.
- JOC can be utilized to support staffing deficits in district facilities.
- Job Order Contracting allows for project completion in a timely manner with the current resources.



Job Order Contract

- JOC prices paid to skilled trade contractors is based on industry rates at the regional level.
- Having a program based on local rates is beneficial since these rates have been obtained through research from local vendors in the West Texas area, primarily Ector County.
- This will also provide the opportunity to include more local contractors on ECISD projects.



Job Order Contract

Administration recommends approval of:

- Managed Job Order Contract Construction delivery method for Priority I and II Bond 2023 projects administered by Gordian under Omnia Purchasing Cooperative Contract No. 2021002786.
- Board authorization of the Superintendent, or designee, to negotiate and execute an agreement with Gordian, as presented.
- An amount not to exceed \$121,058,813 – the cost to complete Priority I and II projects.
- Fees paid to Gordian for project facilitation will be 5% of the project cost.



Questions?

