



BOARD OF SCHOOL TRUSTEES
KELLER INDEPENDENT SCHOOL DISTRICT

8D. Action **Date: August 13, 2007**

SUBJECT: APPROVAL OF CONSTRUCTION MANAGER AT RISK FOR NEW ELEMENTARY SCHOOLS #20 AND #21

BOARD GOAL: Keller Independent School District facilities and services will be operated in a safe manner so that all students and employees may thrive in a secure and nurturing environment.

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:

- Growth necessitates these schools open in 2008. For fall completion, plans will be submitted for permits prior to September.
- 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.

Pre-construction	\$ 10,000
Fee	\$799,500
Overhead	\$575,000

- The Construction Manager at Risk contract with Steele-Freeman, Inc. is available.

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The administration recommends the Board of School Trustees approve the Construction Manager at Risk contract with Steele-Freeman, Inc. for construction of new elementary #20 and #21.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect