



**GOVERNING BOARD AGENDA ITEM**  
**AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

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**DATE OF MEETING:**      **September 9, 2014**

**TITLE:**    **Authorization to Issue Requests for Qualifications (RFQ) for Construction Manager at Risk (CM @R) Services for the New Elementary School**

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**BACKGROUND:**

School District Governing Boards in accordance with Arizona Administrative Code Rule R7-2-1106, are required to make a written determination that the use of the Construction Manager at Risk (CM @R) alternative project delivery method is in the best interest of the District. This determination has been made based on the consideration of the seven factors identified in A.A.C. R7-2-1106(A) as listed below:

- **Cost Control** – The involvement of a Construction Management Team in the development of the project design will be extremely valuable in assisting the District to know the status of the project budget as the design is fully developed. Making decisions based on the budget as the project progresses will prove to be a benefit.
- **Value Engineering** – Allowing General Contractors to work with Architects and Management Team Members prior to breaking ground to determine scheduling, system components (fire safety, HVAC, security, roofing, wall and framing requirements, etc.) will maximize the value of each dollar spent. A major goal of the Construction Manager at Risk process is to generate alternatives through the use of creative thinking to complete the work required at the lowest life-cycle cost without sacrificing safety, quality, and/or environmental attributes of the project.
- **Market Conditions** – Due to the decline in the construction industry overall, with many subcontractors either leaving the industry or operating with skeleton crews, it is critical for our General Contractors to work with subcontractors who have been pre-qualified as to their ability to do the work and have the financial resources available to sustain this project.
- **Schedule** – It is important for the New Elementary School to be completed on schedule and within the time lines allowed in the Bond Program. This process will allow construction to move forward with limited risk to the District of budget overruns and unexpected problems in the construction process.
- **Specialized Expertise** – It is important that the New Elementary School Management Team contain members with unique expertise, one of which is expertise in the scheduling of large and complex construction projects.

- Technical Complexity – The skills required to complete a construction project and provide the financial consultation necessary to meet budget & design requirements is unique to only a certain number of General Contractors and Construction Managers. This process clearly provides the District with General Contractors and Construction Managers who possess these higher level skills.

- Project Management – Amphitheater has assembled a team tasked with Bond Project Management. This team is composed of members with extensive background in commercial contracts as well as school construction. The addition of an Architect and a General Contractor to the Management Team will complete the skills needed to manage this project.

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**RECOMMENDATION:**

The Administration recommends the Governing Board make the determination that the use of the Construction Manager at Risk alternative project delivery method is in the best interest of the District and authorize its use for the construction of the New Elementary School.

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**INITIATED BY:**

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James Burns, Executive Manager, Operational Support

Date: September 3, 2014



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Patrick Nelson, Superintendent