



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

10D. Action Date: May 9, 2005

SUBJECT: APPROVAL OF A CONSTRUCTION MANAGER AT RISK FOR A NEW MIDDLE SCHOOL, A NEW INTERMEDIATE SCHOOL, ELEMENTARY SCHOOLS #17 & 18 AND THE FIRE SUPPRESSION SYSTEM AT KHS

**BOARD GOAL: Safe Schools
Budget and Finance**

FISCAL NOTE: Bond Funds

Background Information:

- On the above referenced projects, we received the following proposals:
Middle/Intermediate Schools – 3 proposals
Elementary Schools #17 and #18 – 5 proposals
KHS Fire Suppression system – 2 proposals
Combined proposal for all work - 1 proposal

After the Facilities Committee and staff reviewed qualifications, interviewed and ranked the proposers, the following fees were negotiated with the highest ranked builder, Steele & Freeman, Inc.

- Pre-construction \$ 22,500
Profit 2.75 % of GMP (Guaranteed Maximum Price)
Overhead \$1,262,000
Performance & Payment Bond 0.85 % of GMP
General Liability 1.3 % of GMP
Builders Risk Insurance 0.23 % of GMP

Administrative Considerations:

- The combined package of projects resulted in a savings of over \$389,500 after negotiation.
- When viewed in comparison with past contracts, both cost and performance, we find this proposal to be the best value for the district.
- A copy of the contract is available.

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The administration recommends that the Board of Trustees approve Steele & Freeman, Inc. as the Construction Manager at Risk for these projects as submitted.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect