



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

8E. Action

Date: January 14, 2010

**SUBJECT: APPROVAL OF CONSTRUCTION MANAGER AT RISK FOR
NATATORIUM ADDITION AND ATHLETIC IMPROVEMENT
PROJECTS**

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 at Risk (CM @ Risk) two-step delivery method.

Administrative Considerations:

- Sealed Proposals for CM @ Risk were accepted in the Purchasing Department on Tuesday, December 1st, 2009 from four companies selected from a short list to receive fees and overhead cost proposals.
- All proposals were based on published District criteria and were reviewed with the Citizen's Bond Oversight Committee on January 5th, 2010. 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 Goldsmith Construction Company:

Fee - \$ 69,300
Overhead - \$ 200,000

- District program needs require these facility modifications be made and open in the Fall of 2010. 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 project.

Communication Deployment:

- The Delivery Method for this project was presented and approved through the Board of Trustees in October. Information related to the ranking of the proposals and selection recommendation was reviewed by the Citizen's Bond Oversight Committee on April 14th.

+++++

The administration recommends the Board of Trustees approve the Construction Manager at Risk contract with Goldsmith Construction Company for the construction of the Natatorium Addition and Athletic Improvement Projects.

Respectfully submitted,

Hudson Huff
Director of Construction Services