



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

8C. _____ **Action** **Date: February 12, 2007**

SUBJECT: **APPROVAL OF A CONSTRUCTION MANAGER @ RISK FOR CAPITAL IMPROVEMENTS PROJECT – 2005 BOND**

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 2005**

Background Information:

- The project Architect is VLK Architects.
- This project is a CM @ Risk delivery.
- The capital improvement projects include:
 - Security cameras and building entrance modifications at elementary campuses.
 - Re-roofing and roof repairs at nine campuses.
 - Modifications to accommodate Life classes at four campuses.
 - Exterior grading and drainage at two campuses.
- Proposals for Construction Manager @ Risk on the above referenced project were presented to the Facilities Committee January 18, 2007.

Administrative Considerations:

- Goldsmith Construction was selected as the preferred proposal for a contract amount including:

Pre-construction	\$ 5,000
Fee	\$ 236,250
Overhead	\$ 200,000

Based on a budget of \$3,500,000

- A copy of the contract is available.

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The administration recommends the contract with Goldsmith Construction Company for the Construction Manager at Risk for the Capital Improvements projects – 2005 Bond.

Respectfully submitted,

Mark A. Canterbury, AIA
District Architect