



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: January 13, 2020

AGENDA ITEM: Consider Approval of Procurement Methods for 2019 Bond Program Construction Projects

PRESENTER: Susan K. Bohn, Superintendent, Earl Husfeld, Chief Financial Officer, and Tyler Boswell, Director of Construction & Facilities

BACKGROUND INFORMATION:

- Pursuant to Chapter 2267 of the Texas Government Code, the authorized methods of construction procurement are competitive bidding, competitive sealed proposals, construction manager/agent, construction manager at-risk, design build, and job order contracting.
- As discussed during the December 10 board workshop, the most commonly used procurement methods utilized by school districts for bond program construction projects are competitive sealed proposals (CSP) and construction manager at-risk (CMAR).
- After in-depth discussions with both architectural firms, Huckabee and PBK, concerning the complexity of the construction projects and the time available for completion of the projects, the Administration, Huckabee, and PBK recommend the following procurement methods for the listed construction projects:
 - Elementary School #6 - Construction Manager At-Risk
 - Aledo Middle School Renovation/Addition – Construction Manager At-Risk
 - McAnally Intermediate School Conversion (with addition) to Elementary School - Construction Manager At-Risk
 - Vandagriff Elementary School Conversion to Early Childhood Campus - Construction Manager At-Risk
 - Middle School #2 – Competitive Sealed Proposal

FISCAL INFORMATION:

No fiscal impact for selection of procurement methods.

ATTACHMENTS:

Recommendation of Procurement Methods for 2019 Bond Program Construction Projects

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the Construction Manager At-Risk procurement method for the Elementary School #6 project, Aledo Middle School Renovation/Addition project, McAnally Intermediate School Conversion (with addition) to Elementary School project, and Vandagriff Elementary School Conversion to Early Childhood Campus project and Competitive Sealed Proposal procurement method for the Middle School #2 project as presented.

Aledo ISD

**Recommendation of Procurement Methods for
2019 Bond Program Construction Projects**



**Board of Trustees Meeting
January 13, 2020**

Project Delivery Methods



Competitive Sealed Proposals (CSP)

- Delivery method by which the District requests proposals, ranks the offerors, negotiates as prescribed, and then contracts with a general contractor for the construction, rehabilitation, alteration, or repair of a facility.
- The District shall select the offeror that submits the proposal that offers the best value for the District based on the selection criteria stated in the solicitation.
- The District holds a contract with both the architect and builder.
- This procurement method is linear from design, bidding, and construction and should be considered for new projects that do NOT have a tight schedule nor subject to changes late in the design or during construction.
- Selection is based on qualifications and price. Items such as reputation, experience, and quality of previous work can be considered.
- Since the Builder is not hired until documents are completed, it is important to address questions on design documents early on in the build process to satisfaction of all concerned.

Project Delivery Methods



Construction Manager At-Risk (CMAR)

- The CMAR delivery method the District would contract with an architect for the design and construction phase services and contracts separately with a construction manager-at-risk to serve as the general contractor and to provide consultation during the design and construction, rehabilitation, alteration, or repair of a facility.
- Prior to hiring a CMAR, an architect is hired to begin preparation the construction documents.
- The CMAR is then hired (with input from Architect) to act as a consultant during the design process. Selection criteria for the CMAR may include qualifications, safety record, past performances, processes, as well as fees or prices.
- This process should be considered for new projects that have a tight schedule, are complex, are difficult to define early on in the design process, and/or may have significant changes during the design or construction phases.
- The advantages to CMAR is builder participation in design/estimating, constructability, resolution to questions in the design documents, and the owner can participate in the selection of the sub-contractors.
- The disadvantage is the potential complexity of the contracts. Since this is a cost-plus fee requires clear expectations in the contract.

Procurement Methods Recommendation



Construction Manager At-Risk (CMAR)

- Elementary School #6 (ES6) – Opens August 2021
 - Compressed timeline
 - Early site package to begin infrastructure work before architectural package is released
- Aledo Middle School Renovation/Addition – Opens August 2022
 - Complexity of project - occupied campus, phasing
 - Unknown/hidden conditions
- McAnally Intermediate School Conversion (with addition) to Elementary School – Opens August 2022
 - Unknown/hidden conditions
 - Complexity of project - occupied campus, phasing
- Vandagriff Elementary School Conversion to Early Childhood Campus – Opens August 2022
 - Unknown/hidden conditions
 - Could be packaged with McAnally project (above) for better value during bidding

Procurement Methods Recommendation



Competitive Sealed Proposals (CSP)

- Middle School #2 - Opens August 2022
 - Greenfield site with utilities
 - Appropriate timeline



Questions?