



BOARD OF SCHOOL TRUSTEES

**KELLER INDEPENDENT SCHOOL DISTRICT**

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**3L. Action**

**Date: June 22, 2006**

**SUBJECT: CONSTRUCTION MANAGER AT RISK FOR NEW ELEMENTARY SCHOOL #19**

**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**

**Background Information:**

- The project is being developed as Construction Manager at Risk delivery method.
- The project is a prototype site adapt.

**Administrative Considerations:**

- Growth necessitates the school to open in 2007. For fall completion, plans are typically submitted for permits in June.
- Four proposals were received and evaluated, based on published district criteria.
- Proposers were ranked as follows:
  1. Steele-Freeman, Inc.
  2. Pogue Construction Company
  3. Hunt Construction Group
  4. Goldsmith Construction Company
- These rankings and the methodology used by the administration to evaluate and rank the proposals have been reviewed and approved by the Facilities Committee.

- The administration and Steele-Freeman have negotiated a total fee, including overhead, indirect costs, soft costs, and profit of \$782,691, which is \$14,000 less than the total in Steele-Freeman's original proposal.

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**The administration recommends selection of Steele-Freeman, Inc. for the Construction Manager at Risk for the New Elementary #19.**

Respectfully submitted,

Mark A. Canterbury, AIA  
District Architect