



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

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4C. Report

TO: BOARD OF SCHOOL TRUSTEES

DATE: May 24, 2004

SUBJECT: REQUEST TO SEEK PROPOSALS FOR CONSTRUCTION MANAGER AT RISK DELIVERY SYSTEM ON CAPITAL IMPROVEMENT PROJECTS

We request to advertise and receive information to select a Construction Manager at Risk using a two-step process. The work included in this package involves capital improvements at Keller Stadium, FHMS, CTI, KMS, WRE, and BCI. We estimate the cost of these listed capital improvements to be approximately \$500,000, which will be funded by 2000 bond interest and/or savings. We feel this is the best method to get a quality and timely project constructed considering the scope of work.

The work includes:

Keller Stadium –	Stabilize soil and replace paving
FHMS –	Rework drainage at competition field
CTI –	Recarpet throughout, paint gym
KMS –	Replace sanitary sewer line
WRE –	Repaint corridors
BCI –	Replace chalkboards with marker boards, replace timed faucets

We will bring a CM at Risk recommendation to the Board in the near future based on review of the submittals.

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Respectfully submitted,

Mark A. Canterbury, AIA
District Architect