



BOARD MEETING MEMORANDUM

Board Meeting Date: May 19, 2026

From: Aron Borowiak, Superintendent

Re: Approval of the construction delivery method for the New Early Learning Center Facility

Attachment(s) Project Delivery Methods

Agenda Location: Consideration to Approve: Action Items

Rationale:

The administration is seeking Board approval of the construction delivery method for the new Early Learning Center Facility project. As the District moves beyond the Schematic Design Phase and into the next stages of project development, it is important to establish the delivery method that will guide the bidding and construction process for the facility.

After review of the available project delivery methods, including Open Design-Bid-Build, Pre-Qualified General Contractor Design-Bid-Build, and Construction Manager at Risk (CMAR), the administration, in collaboration with CCS International and Legat Architects, recommends utilizing the Pre-Qualified General Contractor (GC) delivery method. This approach maintains a competitive lump-sum bidding process while also allowing the District to pre-qualify contractors based on experience, project approach, qualifications, and successful completion of similar projects.

The recommended method provides the District with strong cost control through competitive bidding while reducing the risk of unqualified contractors participating in the process. Additionally, because the Early Learning Center project is a new construction project on a standalone site, the administration does not believe the additional costs associated with a Construction Manager at Risk model outweigh the benefits for this particular project.

Recommendation/Motion:

The administration recommends that the Board approve the use of a Pre-Qualified General Contractor (GC) construction delivery method for the new Early Learning Center Facility project.