



## **ALEDO ISD BOARD MEETING TEMPLATE**

**MEETING DATE:** March 27, 2023

**AGENDA ITEM:** Consider Approval of Construction Manager(s) At-Risk for 2023 Bond Construction Project Elementary #7

**PRESENTER:** Chris Campbell, Chief Facilities and Construction Officer

### **BACKGROUND INFORMATION:**

- During the March 20, 2023, board meeting, the Board of Trustees approved the Construction Manager At-Risk (CMAR) procurement method for the Elementary School #7 project. The administration is recommending the hiring of a CMAR at this time for the purpose of completing preconstruction work on this project to avoid any delay in planning and construction if voters approve the bond election in May. If voters do not approve the bond election in May, Aledo ISD will not proceed with the construction of Elementary School #7. Following this action of the Board of Trustees and pursuant to Texas Government Code Chapter 2269, the following steps were undertaken by the District:
  - Issued Request for Proposal (RFP) 23-030323 on March 3, 2023.
  - Conducted a Pre-Proposal Conference for interest parties on March 6, 2023
  - Received 5, to the RFP by the due date/time on March 21.
  - Based on evaluation criteria included in the RFP, the Evaluation Committee initially reviewed and scored/ranked each response received.
  - Notified the highest scored/ranked firms of their selection for interview by close of business on March 22.
  - Conducted interviews with five (5) firms, two (2) on March 23, and three (3) on March 24.
  - Final review, score/rank was performed by the Committee for each Proposal on March 24.
- Based on the information learned from the steps outlined above and in-depth discussions with the architect, PBK, the Administration makes the following recommendations:
  - Selection of CORE Construction, to perform CMAR services for the Elementary School #7, 2023 Bond project.
  - Overall, the District was pleased with the number of contractors submitting responses to the RFP. These recommendations were made even more challenging due to the quality of firms responding. After thorough analysis and much discussion, the Administration concluded that CORE Construction provides the best value to the District to ensure timely completion of the Elementary School #7, 2023 Bond project.

**FISCAL INFORMATION:**

The cost of services will be paid from funds allocated in the 2023 Bond if voters approved the bond.

**ATTACHMENTS:**

None

**ADMINISTRATIVE RECOMMENDATION:**

The Administration recommends the Board of Trustees approve CORE Construction as the Construction Manager At-Risk and authorize the Superintendent to enter into contract negotiations and execute any negotiated contracts with CORE Construction for Elementary School #7, 2023 Bond project.