



**GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

DATE OF MEETING: September 6, 2011

TITLE: Approval Bond Related Projects
3. Authorization to Issue Requests for Qualifications (RFQ) for Construction Manager at Risk (CM at-Risk) Services for Holaway Elementary School and Rio Vista Elementary School

BACKGROUND: School District Governing Boards in accordance with Arizona Administrative Code Rule R7-2-1116, are required to make a written determination that the use of the Construction Manager at Risk (CM at-Risk) alternative project delivery method is in the best interest of the District. This determination has been made based on the consideration of the seven factors identified in A.A.C. R7-2-1116(B)(2) as listed below:

- Cost Control – The involvement of a Construction Management Team in the development of the project design will be extremely valuable in assisting the District to know the status of the project budget as the design is fully developed. Making decisions based on the budget as the project progresses will prove to be a benefit.
- Schedule – It is important for the educational programs within the two schools to have additional and / or renovated space and, it is critical for the Bond Program that these projects move forward. This process will allow construction to move forward without concern for re-design due to budget overruns and unexpected problems in the bidding process.
- Market Conditions – Due to the decline in the construction industry overall, with many subcontractors either leaving the industry or operating with skeleton crews, it is critical for our General Contractors to work with subcontractors who have been pre-qualified as to their ability to do the work and to have the financial resources available to maintain their equipment.
- Project Management – Amphitheater has assembled a team tasked with Bond Project Management. This team is composed of members with extensive background in commercial contracts as well as school construction. The addition of an Architect and a General Contractor to the Management Teams will complete the skills needed to manage these two projects.
- Specialized Expertise – It is important that the Holaway Elementary School and Rio Vista Elementary School Management Team contain members with unique talents, one of which is scheduling. If the project is to minimize the impact to each school during construction, optimum scheduling is required.
- Technical Complexity – The skills required to complete a construction project and provide the financial consultation necessary to meet budget & design requirements is unique to only a certain number of General Contractors and Construction Managers. This process clearly provides the district with General Contractors and Construction Managers who possess these higher level skills.

- Value Engineering – Allowing General Contractors to work with Architects and Management Team Members prior to breaking ground to determine scheduling, system components, (fire safety, HVAC, security, etc. roofing, wall and framing requirements, etc.) will maximize the value of each dollar spent. A major goal of the Construction Manager at Risk process is to generate alternatives through the use of creative thinking to complete the work required at the lowest life-cycle cost without sacrificing safety, quality, and/or environmental attributes of the project.

RECOMMENDATION:

The Administration recommends the Governing Board make the determination that the use of the Construction Manager at Risk alternative project delivery method is in the best interest of the District and authorize its use for the work required at Holaway Elementary School and Rio Vista Elementary School.

INITIATED BY:



Doug Aho, Executive Manager Operational Support

Date: August 29, 2011



Vicki Balentine, Ph.D., Superintendent