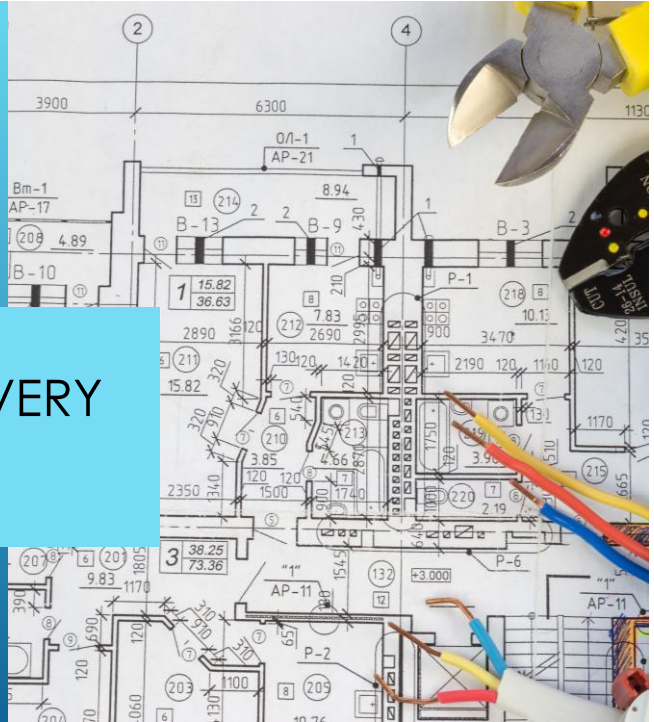


CONSTRUCTION DELIVERY METHODS OVERVIEW



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SCHOOL BOARD DUTIES



Before Taking Proposals on Construction Projects The Board Must:

- ▶ **Adopt a Prevailing Wage Schedule**
- ▶ **Select a Construction Delivery Method**

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PREVAILING WAGE RATES & SURVEY

Wage rates are required by Texas Gov't Code 2258.002

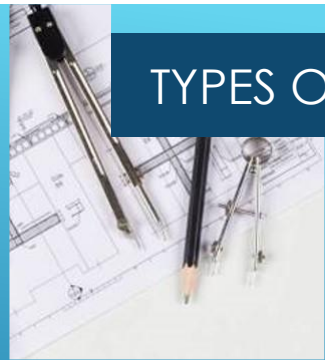
There are two acceptable methods for arriving at rate adoption.

- Conducting a Survey of Wages in the District
- Using the Wage Rate published by The US Dept of Labor

Midway ISD is currently updating our Survey of Wages from the 2019 Bond

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TYPES OF DELIVERY METHODS

- Competitive Bidding
- Competitive Sealed Proposals
- Construction Manager-Agent
- Construction Manager At-Risk
- Design-Build
- Job Order Contracting



Presentation title

4

4

COMPETITIVE BIDDING

Overview

The Competitive Bidding method is the default procurement method. Projects are awarded to the lowest responsible bidder. This process is straight forward and well understood by the industry and public alike.

Takeaways

- “Traditional” Method of Procurement
- Contract awarded to “lowest responsible bidder”
- If top ranked bid is over budget, district cannot negotiate for a change in scope/time to reduce price.

5

5

COMPETITIVE SEALED PROPOSALS (CSP)

Overview

CSP is a delivery method in which a District requests proposals, ranks offers, negotiates as needed and then awards a contract to a General Contractor.

The focus of this method is the selection of the “best value for the district” and includes the “process of negotiation”.

Takeaways

- District shall rank the highest proposal that offers the “best value” to the District, not just the lowest price.
- If the project is over budget the District may consider reducing scope or negotiating a lower price without soliciting new proposals.

6

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CONSTRUCTION MANAGER-AGENT (CMA)

Overview

CMA is a delivery method in which the District contracts with a Construction Manager to provide consultation or administration services and to manage multiple contracts with construction prime contractors.

Takeaways

- The Construction Manager assumes no risk or liability during the project.
- The Construction Manager has no authority over the sub-contractors.
- The District holds a contract with all sub-contractors, vendors, trade contractors and general contractor.

7

7

CONSTRUCTION MANAGER AT-RISK (CMAR)

Overview

CMAR is a delivery method in which a District contracts with a Construction Manager to serve as the General Contractor and provide consultation during the design phases of a project.

Takeaways

- Construction Manager assumes all risk associated with the project and hold all the contracts with sub-contractors.
- Best used for new projects, tight schedules, complex renovations or projects that might have design changes during construction.

8

8

DESIGN-BUILD

Overview

Design-Build is a method in which the District contracts with a single entity to provide both design and construction services for a project.

Takeaways

- Faster project implementation and completion.
- Requires independent 3rd party oversight to review plans and oversee project.
- Minimal input on the selection of architect for drawings/specifications.

9

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JOB ORDER CONTRACTING (JOC)

Overview

JOC is a method used primarily for minor construction and repair. It is based on work that is recurring in nature, but delivery times and quantities are indefinite.

Takeaways

- Most beneficial for small projects or emergency repairs.
- Has the ability to work on multiple minor projects while utilizing one contract.
- District can enter an interlocal agreement with another District or Purchasing Coop to utilizing an existing JOC.

10

10

INTENDED DELIVERY METHODS

- ▶ The District intends to utilize a couple of the different delivery methods we have reviewed. Those methods are:
 - CMAR – This method will be used for the MHS Athletics Additions and Renovations and the Campus Utilization Improvements at a later date.
 - JOC/Interlocal Agreements – This method will be used for single projects like field light, roofs, HVAC.



11

FIELD LIGHTS

- ▶ The start of soccer season is upon us creating the need to discuss lighting at the pitch tonight.
- ▶ Numerous bulbs at the pitch are currently out or going out. Instead of replacing those bulbs, it would make sense to replace them with the LED lighting included in the bond program.
- ▶ Competitively bidding the cost of installing LED lights for the pitch results in a request to approve the expense in an amount not to exceed \$190,000 and an interlocal agreement as the delivery method for this work (as listed in the consent agenda).



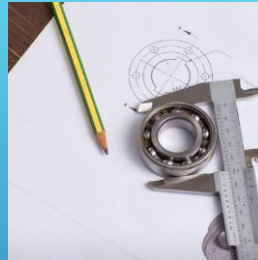
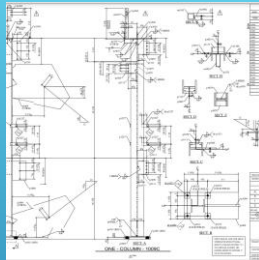
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FIELD LIGHTS

13

13



QUESTIONS

14

14