



College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities *Jon E. Hall*

Date: June 13, 2022

Subject: Consider approval of the Construction Manager at Risk delivery method for the CTE Center – Phase 1 project included within the 2021 Bond Package.

BACKGROUND

In November 2021, College Station ISD voters passed a bond issue for \$78.125 million for renovations to district facilities and other items.

One project that has been identified as a significant need is the Career and Technology Education (CTE) Center – Phase 1 project. This project has a revised budget of \$6,200,000 and is already being designed by VLK Architects with input from CSISD administration, especially CTE Director Kevin Ross.

For new construction projects of this scope and complexity, CSISD has utilized the Construction Manager at Risk (CM at Risk) delivery method over the past few bond programs with great success. In the CM at Risk process, the contractor is part of the design team, and they offer valuable input for cost estimating and constructability/efficiency that helps to ensure a smooth process with no big surprises on bid day. In this delivery method, the contractor assumes the primary financial risk of the project after they have provided a Guaranteed Maximum Price (GMP) for the project and the contract is executed.

This allows the district, architect, and general contractor to work collaboratively rather than setting up adversarial relationships among the groups. It has been very successful for CSISD in the past as any unused funds are returned to the district for use on other projects. For smaller projects or direct purchases, the district utilizes the Competitive Sealed Proposal (CSP) or Job Order Contract (JOC) delivery methods due to the smaller and simpler scopes of work.

RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees approve the Construction Manager at Risk delivery method for the CTE Center – Phase 1 project included within the 2021 Bond Package.