





MEMORANDUM

To: Dr. Tim Harkrider 

From: Paul Buckner, Executive Director Facilities 

Date: 11/12/2025

Subject: Consider the construction project delivery/contract award method for the Central Office project in the 2023 Bond

Agenda Item: D-2.

BACKGROUND

Policy CV(LEGAL) requires adherence to Government Code Chapter 2269 for contracting and delivery procedures for construction projects. In addition to the requirement of a designated architect or engineer, the policy and code requires a Board that considers a construction contract using a method of procurement other than competitive bidding must, before advertising, determine which method of procurement provides the best value for the district. The policy further states the Board may delegate its authority under Government Code Chapter 2269 regarding an action authorized Chapter 2269 to a designated representative, committee, or other person.

Policy CV(LOCAL) designates either competitive sealed proposal (CSP) or Job Order Contracting (JOC) for construction projects. Should a different construction project delivery/contract award method be determined to best serve CSISD, the Board of Trustees is required to make such designation.

CSISD has used Construction Manager at Risk (CMAR) for select construction projects successfully. The CMAR method has been determined as the best project delivery method for the construction of a new Central Office building as part of the 2023 bond. CMAR allows CSISD to hire a general contractor before the schematic and design development phases of a project to get feedback from the general contractor on constructability and budgets. This information is very beneficial to the school district to keep the project moving forward and stay within the designated budgets.

The 2023 bond was approved in the amount of \$284,975,000 for the purpose of acquiring, constructing, updating, renovating and equipping school facilities consisting of: district-wide safety, security, technology infrastructure and facilities maintenance improvements; Rock Prairie Elementary renovations, A&M Consolidated High School additions and renovations, College Station High School

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additions and renovations, Phase 2 of the CTE Facility, College View High School Cosmetology Lab, Middle School playing fields and stadiums, security and renovations at the District's Central Administration Office, transportation and bus parking, the purchase of necessary sites for school facilities, and the purchase of school buses. CSISD considered purchasing an existing facility and renovating it for use as a replacement administration building. Due to the difficulty in locating a suitable, cost-effective building, the District asked bond counsel whether the proposition allows the District to instead construct a new administration building. In short, the proposition does allow the District to use bond proceeds for the construction of new administration building. Voters authorized an improved and enhanced central administration District offices and the purchase of land for any school facility, which would include administrative offices. Both options: (1) purchasing and renovating an existing facility or (2) constructing a new facility, provides the voters with the stated project – expanded central administrative office space. The bond steering committee was reconvened on Thursday, November 6, to discuss the central administration project and answer any question about the project. That committee did not state any objections to the district moving forward with this project to construct a new Central Office.

RECOMMENDATION

It is recommended the Board of Trustees designate Construction Manager at Risk (CMAR) as the construction delivery/contract award method for the Central Office project as part of the 2023 bond.