

Aledo ISD

Bond – Project Delivery Schedule



Board of Trustees Workshop
December 10, 2019

Architect RFQ Milestones



Milestone	Date
Issue RFQ	11/15/2019
Pre-Proposal Conference	12/3/19 @ 10:00 AM
Last Date for Clarifications and Questions	12/5/19 @ 12:00 PM
Due Date for RFQ	12/9/19 @ 10:00 AM
Evaluation Committee Review and Rank By	12/10/2019
Interview Notification	12/10/2019
Interviews	12/12/19 & 12/13/19
Recommendation to Board of Trustees	12/19/2019

Building Design Milestones



- Scope To Budget (STB)
- Schematic Design (SD)
- Design Development (DD)
- 50% Construction Documents (CD)
- 90% Construction Documents (CD)
- 100% Construction Documents (CD)
- Permit Set
- Bid Set
- Reconciled Set
- As-Built Set
- Record Set

Preliminary Schedule



	2019		2020		2021				2022				
Project	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	AE Select	Design		GC Procure	Construction				Closeout				
2	AE Select	Design			GC Procure	Construction						Closeout	
3	AE Select	Design			GC Procure	Construction						Closeout	
4	AE Select	Design			GC Procure	Construction						Closeout	
5	AE Select	Design			GC Procure	Construction						Closeout	

Project	School	Project Description	Budget	Notes
1	Elementary School #6	New Construction	\$35,858,000	Includes \$3.3M in Site Improvements
2	Aledo Middle School	Additions and Renovations	\$33,446,000	
3	Middle School #2	New Construction	\$62,501,000	Includes \$1.5M in Site Improvements
4	McAnally Intermediate Conversion to Elementary School	Additions and Renovations	\$9,611,000	
5	Vandagriff Elementary Conversion to Early Childhood/Daycare	Renovations	\$1,709,000	

Questions?



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Bond – Project Delivery Methods



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Project Delivery Methods



History

- Prior to 1995, School Districts were limited to 'low bid'
- 1995 Senate Bill 1 – Gave Districts ability to determine 'best value' by ranking items such as reputation, quality, and past experience
- Between 1995 and 2011 several bills were introduced to increase, enhance, and better define offerings and instructions for procurement methods
- 2011 House Bill 628 - Moved all construction project delivery method legislation from TEC 44.031 to Texas Government Code 2267. This consolidated all construction rules and is followed by state agencies and local governments

Project Delivery Methods



Texas Government Code 2267 – Provides six (6) project delivery methods:

- Competitive Bidding
- Job Order Contracting
- Design Build
- Construction Manager-Agent (CM-Agent)
- Competitively Sealed Proposal (CSP)
- Construction Manager-At-Risk (CMAR)

(Note: Information Sourced from TASBO MAO201 - Planning and Administering School Construction Projects Workbook.)

Project Delivery Methods



Competitive Bidding

- Delivery method whereby the District contracts for contractors for the construction, alteration, rehabilitation, or repair of a facility by awarding the contract to the 'lowest bidder.'
- Linear process through design, bidding, and construction.
- Best for new projects that do NOT have a tight schedule or subject to changes late in design or in construction.

Project Delivery Methods



Job Order Contracting

- Used for maintenance repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a reoccurring nature, but delivery times, type and quantities of work required are indefinite.
- Used for minor projects, tight schedules, and/or multiple trades.
- Great for emergency repairs and remediation projects.
- Requires well defined unit pricing definitions.
- Requires owner oversight to 'supervise' the work.

Project Delivery Methods



Design Build

- Delivery method whereby the District contracts with a single entity to provide both design construction services for the construction, rehabilitation, alteration, or repair of a facility.
- Provides an optimum schedule for easily definable/repeat projects.
- Ideal for emergency repairs and restorations that are time critical.
- Great for repeat work or defined 'I know what I want' projects due to one (1) contract.
- Limited control – designed to go fast without ability to change scope.

Project Delivery Methods



Construction Manager-Agent (CM-Agent)

- Delivery method whereby the District contracts with a construction manager-agent to provide consultation or administrative services during the design and construction phase and to manage multiple contracts with various prime contractors.
- Very similar to Construction Manager-At-Risk (CMAR) in that contractors and sub-contractors are not hired until design is complete.
- Better for projects on tight schedule, but less complex and not prone to significant changes.
- This method gives the Owner a third-party representative during design and construction.
- The CM-Agent is not in the legal line of authority over prime contractors and sub-contractors. Since there is not legal relationship, there could be delays and costs associated with design intent and changes in the field that would still need to be administered through the Owner.

Project Delivery Methods



Competitive Sealed Proposals (CSP)

- Delivery method by which the District requests proposals, ranks the offerors, negotiates as prescribed, and then contracts with a general contractor for the construction, rehabilitation, alteration, or repair of a facility.
- The District shall select the offeror that submits the proposal that offers the best value for the District based on the selection criteria stated in the solicitation.
- The District holds a contract with both the architect and builder.
- This procurement method is linear from design, bidding, and construction and should be considered for new projects that do NOT have a tight schedule nor subject to changes late in the design or during construction.
- Selection is based on qualifications and price. Items such as reputation, experience, and quality of previous work can be considered.
- Since the Builder is not hired until documents are completed, it is important to address questions on design documents early on in the build process to satisfaction of all concerned.

Project Delivery Methods



Construction Manager-at-Risk (CMAR)

- The CMAR delivery method the District would contract with an architect for the design and construction phase services and contracts separately with a construction manager-at-risk to serve as the general contractor and to provide consultation during the design and construction, rehabilitation, alteration, or repair of a facility.
- Prior to hiring a CMAR, an architect is hired to begin preparation the construction documents.
- The CMAR is then hired (with input from Architect) to act as a consultant during the design process. Selection criteria for the CMAR may include qualifications, safety record, past performances, processes, as well as fees or prices.
- This process should be considered for new projects that have a tight schedule, are complex, are difficult to define early on in the design process, and/or may have significant changes during the design or construction phases.
- The advantages to CMAR is builder participation in design/estimating, constructability, resolution to questions in the design documents, and the owner can participate in the selection of the sub-contractors.
- The disadvantage is the potential complexity of the contracts. Since this is a cost-plus fee requires clear expectations in the contract.

Questions?



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Bond – 3rd Party Contractors



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