



A Community of Learners

Informational Item: Construction Manager Selection Process

TO: School Board
Superintendent Kocanda

FROM: Brad Goldstein, Chief Financial Officer

October 5, 2018

Background

We have issued an RFQ for Construction Management Services for the District.

A Construction Manager is helpful at this time in a Master Facility Plan. The primary functions of a Construction Manager include:

Pre-Design (Current Status)

- Assists the District in determining the needs for the project during the pre-design and design phases
 - Review constructability while examining District environment to minimize interruption
- Prepares and refines cost estimating with greatest precision.
 - Assist District in developing pre-construction budget
 - Assist with more precise cost estimation for potential referendum
- Develops phasing and scheduling of construction plans.
 - Provide responsibility matrix to District to ensure project timelines are met
 - Ensures site logistics are in place

Post-Design/Construction

- Advises the Architect during design including value management, life-cycle cost, and constructibility
- Assists the District in devising bidding packages and managing bids or negotiations

- Assists the District in preparing construction contracts
- Works with Architect on movement of students during construction process, and ensures jobsite safety
- Oversee Contractor(s) and manages construction contracts during construction
- Provides daily on-site representation for the District
- Monitors construction progress and participates in reviews of the contractor's payment requests

Although we have had Ameresco provide our Phase I cost estimation, a Construction Manager will be able to lend their knowledge of the current construction environment to the task at hand. Once the Board has identified specific work to be included as part of the first stage of construction, the Construction Manager will continue to assist us in verifying and refining the amount of funding the Board should seek as part of a referendum.

We have sent the RFQ to vendors that have extensive work in K-12 construction. We are pursuing Construction Manager At-Risk, No GMP (see linked document below). We will receive the RFQs on October 15, 2018. Trisha Kocanda, Adam Rappaport and I will review these submissions and evaluate them utilizing a rubric. We will then shortlist these vendors and interview them along with two members of the School Board Facilities Subcommittee on October 26, 2018. A recommended vendor will be brought to the Board for approval no later than November 12, 2018.

Attachments

[Construction Management RFQ](#)
[Delivery Methods Comparison Chart](#)