

Community Bond Committee

November 14, 2017



LEWISVILLE INDEPENDENT SCHOOL DISTRICT

Career Center West – Program Considerations

Adrian Moreno, CTE Director
2017 Bond Program



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Technology and Security Systems Update

2017 Bond Program



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Technology and Security Systems

- Technology Device Evaluation process is ongoing
- Investment in improvement of Network Infrastructure Upgrades approved by Board of Trustees
- Classroom and support devices approved by Board of Trustees
- Camera replacement project approved last night by Board
 - Will replace existing end-of-life cameras at campuses not receiving a 20-year refresh

Construction Services Update

2017 Bond Program



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Construction Delivery Method Selected

Delivery Method Choices (Govt. Code Sec. 2269):

- Competitive Bidding (Subchapter C)
- Competitive Sealed Proposal (Subchapter D)
- Construction Manager – Agent (Subchapter E)
- Construction Manager at Risk (Subchapter F)
- Design Build (Subchapters G & H)
- Job Order Contract (Subchapter I)

Board of Trustees selected Construction Manager at Risk as the Construction Delivery method that provides the best value to the District for most 2017 Bond Projects



Selection Process Utilized

Two Stage Process Used

- Stage I

- Advertised a Request For Qualifications (RFQ)
 - 10 firms responded and all 10 were interviewed
 - No fee discussion – just qualifications
 - 6 firms selected as qualified
- Selected Firms are:

Northstar Builders Group

Pogue Construction

Core Construction

Balfour Beatty Construction

Lee Lewis Construction

Jackson Construction



Selection Process Utilized

Two Stage Process Used

- Stage II

- Utilize a Request For Proposals (RFP) for proposed fees on specific projects
 - Construction staff and Design Team will select no less than 3 or more than 5 firms to submit proposals on upcoming projects
 - Proposals will be submitted to Board in December
 - Board will consider assignment of Construction Manager at Risk firms to specific projects



Architect Assigned to Elementary STEM Academy Projects

Huckabee Architects will be working on the Elementary STEM Academy projects at Donald ES and Polser ES

- Huckabee had already been assigned to the Polser ES 20-year refresh project
- This allows opportunity for efficiency of work and parity between the 2 campuses

Construction Management and Supervision Plan

Choice of how to manage and supervise multiple construction projects:

- Outsource to a Construction Project Management Firm
 - Cost = 3% to 5% of project costs
- Staff up internally experienced and knowledgeable personnel
 - Jobs would be tied to construction projects – when projects are completed, the employment is completed
 - Cost – less than 1% of project costs

Board of Trustees approved the plan to staff up internally with personnel that will work exclusively on Bond projects

- Employment will cease when projects complete



QUESTIONS?





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