

FARGO BOARD OF EDUCATION MEMO #87 – 2024-25

March 25, 2025

RE: Award of Proposal - Construction Management at Risk Services – Facilities Maintenance Project

FROM: James Hand, Director of Facilities
 Bill Westrick, Chief Operations Officer
 Dr. Rupak Gandhi, Superintendent

BOARD FOCUS: Action Required

Responses to the District’s Request for Qualifications (RFQ) for Construction Management at Risk (CMAR) Services were received on February 6, 2025, for the Facilities Maintenance Project. The scope of work involves providing CMAR services including design phase collaboration, budget management, schedule adherence, quality assurance, and minimizing disruption during construction to successfully deliver projects across the District.

The Long-Range Facilities Plan emphasizes the importance of addressing aging infrastructure of school facilities across the District. The scope of work in this project focuses on modernization and deferred maintenance, funded through the Building Fund, which aligns with the plan's aim to ensure all facilities can support modern educational programs and remain operationally efficient.

Three responses to the RFQ were received. Administration interviewed the firms on Thursday, March 13, 2025 and ranked based on the following rubric:

Criteria	Max Score	Construction Engineers	Gehrtz Construction Services	Kraus-Anderson
Related Experience on Similar Projects	20	19	19	17.75
Current and Projected Workload of the Person or Firm	10	12.75	14	14.25
Key Personnel	20	18.25	18.75	18.75
Safety	15	9.5	9.5	9.5
Familiarity with the Location of the Project	20	17.5	19.25	18
Fees and Expense	5	3.25	5	5
Compliance with State and Federal Law	10	10	10	10
Total	100	90.25	95.5	93.25

Based on the final rankings, Administration recommends Gehrtz Construction Services (Gehrtz) for CMAR services for the multi-facility projects.

A preliminary list of projects is attached to this memo which are planned to begin the summer of 2026 with completion by the winter of 2026. During the initial phase of work, the construction manager will work with the facilities team to finalize the budgets and scopes of work at the various locations. We will then determine which projects fit within the budget and proceed accordingly.

Construction Manager at Risk Fees and Approval Process:

- Design Phase Fee: The \$15,000 fee previously approved pertains solely to the design phase services provided by Gehrtz.
- Guaranteed Maximum Price (GMP) Approval: As the project progresses, the Construction Manager (CM), Gehrtz, will develop a GMP that encompasses the full scope of work, including all phases beyond design. This GMP will include all remaining CM costs such as:
 - Construction management (e.g., on-site supervision, coordination, safety management)
 - General conditions, overhead, and profit
 - Bonding and insurance costs
 - Post-construction services (e.g., project closeout, warranty management)
- The costs listed above generally fall between 10-20% of a project's overall budget. The preliminary budget for this project is \$10,000,000; the total paid to the CM will fall between \$1,000,000 and \$2,000,000 based on the final project scope, phasing, staffing, bidding, and other project variables that are established during the design phase of the project.

The GMP will be presented to the Board for review and approval, ensuring comprehensive oversight of the project's total costs and financial planning.

RECOMMENDATION: Accept the proposal from Gehrtz Construction Services for Construction Management at Risk Services on the Facilities Maintenance Project and issue a contract accordingly.

Facility	Project Description
Agassiz	Repair structural deficiencies in 1914 portion of building foundation
Bennett Elementary	Replace (4) hot/chilled water pumps
Bennett Elementary	Roofing project
Davies High	Siding/metal panels loose/fasteners backing out
Davies High	Replace pool main pump, valves, and seals; patchwork pool walls
Davies High	Wall repair
Davies High School	Site lighting replacement
Discovery Middle	Make-up air unit replacements
Discovery Middle	Parking lot replacement
Discovery Middle	Renovation Infill area 130 for additional art classroom
Discovery Middle	Sidewalk replacement
Jefferson Elementary	Building signage - new electronic display
Kennedy Elementary	Northside playground fence
Kennedy Elementary	Replace playground
Lincoln	Interior hallway wall cracks
Lincoln Elementary	Building signage - new electronic display
Lincoln Elementary	Exterior wall repair
North High	Reconfigure to create usable space for nurse & attendance office, SRO, counselor, and SPED functions
North High	Replace (1) boiler
North High	Replace tennis courts & chain link fencing
North High	Dome roof drains
North High	Roofing project
North High School	Bleacher accessibility project
North High School	Reconfigure concessions area for functionality, new equipment
North High School	Science lab area modifications
North High School - Site	Replace & relocate existing outdoor ticket booth
Operations Center	Exterior wall repair
South	Roof leaks No Man's Land Hallway
South	Roofing theater area
South High	Door 14 entrance replacement
South High	Replace tennis courts, relocate shotput area, and replace other high priority site elements
South High School	Replace existing stage flooring
South High School	PE & girls swim locker room remodel