



# UNITED INDEPENDENT SCHOOL DISTRICT AGENDA ACTION ITEM

**Topic:** Approval of Solicitation Methods of Procurement and Funding Sources for Listed High School Construction

**Projects subject of Item #11**

**Submitted by:** Cordelia Jackson / Ignacio Alaniz **Of:** Director of Purchasing / Director of Construction

**Approved for transmittal to school board:** September 20, 2011

### **Procurement Recommendation:**

Staff recommends the UISD Board of Trustees approve request for Design/Build Contracts (Texas Education Code 44.036) as the solicitation method of procurement that provides the best value for the following project(s):

- (1). Expansion of Athletic Field Houses at Lyndon B. Johnson, United South, and John B. Alexander High Schools
- (2). Expansion of Tennis Courts at Lyndon B. Johnson and United South High Schools
- (3). Construction of Running Track and Soccer Practice Field at John B. Alexander High School

### **Rationale:**

As per Texas Education Code 44.035, the Board of Trustees of a public school district that is considering a construction contract using a method specified by Section 44.031 must before advertising determine which method provides the best value. Request for Design/Build Contracts (DB) is the procurement method best suited for projects that are schedule sensitive, are well defined, are using prototype designs, and/or consist of renovations or additions to existing buildings. Some advantages of this method are fast-track delivery of project, less change orders, a single point of responsibility for design and construction resulting in cost savings, reduced overall cost for architect design fees, constructability review and design phase assistance by builders, and a guaranteed maximum price eliminating concerns with cost overruns, among others. In reviewing the scope of the recommended projects numbers 1, 2, and 3, administration has determined that Design-Build is the best value method for these projects.

Previously, at the October 20, 2010, regular board meeting, the UISD Board of Trustees had approved request for Competitive Sealed Proposals (CSP) as the solicitation method of procurement that provides the best value for the Construction of Band Marching Pads at Lyndon B. Johnson and United South High School with funds coming from Fund balance. The Procurement method request is to remain the same with the funding source changing from fund Balance to Webb County School Land Funds.

### **Funding Recommendation:**

Staff recommends the UISD Board of Trustees approve use of Webb County School Land fund to fund the following projects listed below with projected budgets:

- |   |                        |
|---|------------------------|
| (1). Expansion of Athletic Field Houses at Lyndon B. Johnson, United South, and John B. Alexander High Schools: | <b>\$ 2,300,000.00</b> |
| (2). Expansion of Tennis Courts at Lyndon B. Johnson and United South High Schools:                             | <b>\$ 1,700,000.00</b> |
| (3). Construction of Running Track and Soccer Practice Field at John B. Alexander High School:                  | <b>\$ 1,300,000.00</b> |
| (4). Construction of Band Marching Pads at Lyndon B. Johnson and United South High Schools:                     | <b>\$ 1,200,000.00</b> |
| <b>Total Amount :</b>   | <b>\$ 6,500,000.00</b> |

Note: Projected budgets include surveying, architect/engineering design fees, construction, testing, and equipment

### **Budgetary Information:**

Webb County School Land Funds balance to date is \$10,926,105.60

### **Board Policy Reference and Compliance**

CV Legal – Facilities Construction

Texas education code 44.031, 44.035, 44.036, and 44.039