





# **2014 Bond Program Progress Report**

November 10, 2014

## **Educational Specifications**

Facilitated by DeJONG-RICHTER

Fall planning work

Classroom Addition at Workman

Dual Language/Fine Arts Academies at Corey &  
Roquemore

Career/Tech Center

## Educational Specifications

### Definition:

describe the current & future educational activities that a school facility should accommodate

provide a written communication from the owner to the architect

illustrate the goals & outcomes, activities to be conducted, persons to be served, spatial relationships of program areas, equipment needs, technology needs and any special considerations

## Workman Classroom Addition

Planning labs & community meeting are complete

Instructional pathways identified:

STEM

Fine Arts

Career/Industry

Instructional planning with design team of teachers & administrators is underway

Final report scheduled for Board presentation on November 20<sup>th</sup>

## Dual Language/Fine Arts Academies

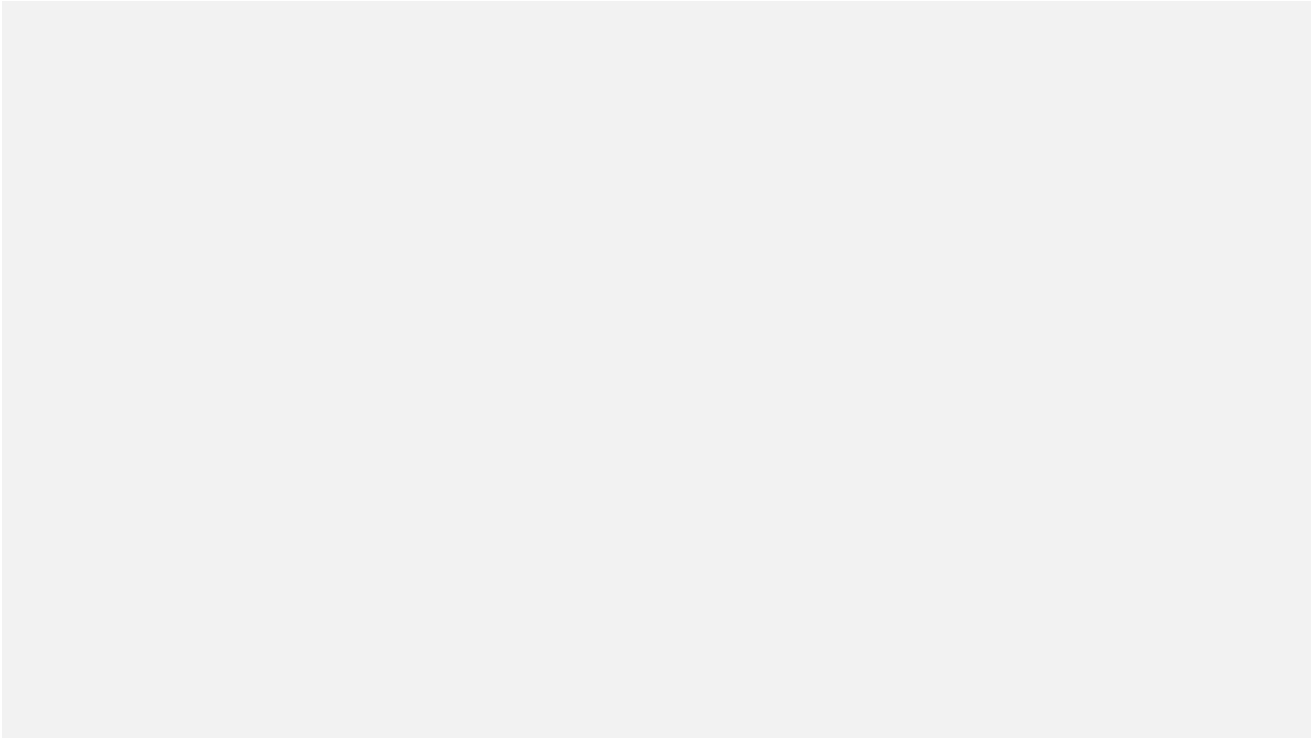
Planning lab #1 & the community meeting are complete

Planning lab #2 is scheduled for Nov. 12<sup>th</sup> & 13<sup>th</sup>

Final report scheduled for Board presentation on December 11th

## Career / Tech Center

Date	Event
Nov. 19	Community Meeting
Dec. 10 11	Planning Lab #2
Jan. 15	Report to Board
Jan. 16	Repurpose CTE Spaces at High Schools



## **Transition Planning**

### **Boundaries for Corey, Moore, Wood**

Will affect incoming kindergarten students for 2015-16 school year

Recommendation presented to Board of Trustees on November 6th

## **Transportation**

### **2014 Purchases**

#### **White Fleet:**

Request to purchase 39 vehicles approved by Board on Oct. 16<sup>th</sup>

29 replacements

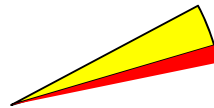
10 additional (5 for Security & 5 for Plant Services)

***Questions?***



Arlington Independent School District  
 Bond Fund 640 Project Status Report  
 For the Period Ending September 30, 2014

Funds available from:		
Net proceeds from sale of bonds	\$	177,704,411.00
Interest through 09/30/14		14,012.34
Total Funds	<u>\$</u>	<u>177,718,423.34</u>
Total Funds	\$	177,718,423.34
Encumbered		(5,720,857.75)
Expended		(2,384,107.11)
Available Funds	<u>\$</u>	<u>169,613,458.48</u>



<u>School Name</u>	<u>Project Description</u>	<u>Budget</u>	<u>Encumbrance</u>	<u>Expenditures</u>	<u>Balance</u>
Agricultural Science Facility	Agricultural Science Facility	\$ 387,500.00	\$	\$	\$ 387,500.00
Anderson ES	Condition deficiencies/Life cycle replacements	104,725.00			104,725.00
Arlington HS	Condition deficiencies/Life cycle replacements	1,984,255.00			1,984,255.00
Arlington HS	Multi purpose Activity Center	1,550,000.00			1,550,000.00
Ashworth ES	Condition deficiencies/Life cycle replacements	104,754.00			104,754.00
Athletic Complex	Land	2,500,000.00			2,500,000.00
Bebensee ES	Condition deficiencies/Life cycle replacements	561,657.00			561,657.00
Beckham ES	Condition deficiencies/Life cycle replacements	104,708.00			104,708.00
Blanton ES	Condition deficiencies/Life cycle replacements	204,713.00			204,713.00
Boles JH	Special Ed Alt Curriculum Center	6,500,000.00			6,500,000.00
Bowie HS	Mult				

Arlington Independent School District  
 Bond Fund 640 Project Status Report  
 For the Period Ending September 30, 2014

<u>School Name</u>	<u>Project Description</u>	<u>Budget</u>	<u>Encumbrance</u>	<u>Expenditures</u>	<u>Balance</u>
Turning Point JH	Condition deficiencies/Life cycle replacements	358,210.00			358,210.00
West ES	Condition deficiencies/Life cycle replacements	104,708.00			104,708.00
Williams ES	Condition deficiencies/Life cycle replacements	282,684.00			282,684.00
Wood ES	Condition deficiencies/Life cycle replacements	288,004.00			288,004.00
Workman JH	Classroom Addition/Softball Complex	7,229,890.00			7,229,890.00
Workman JH	Condition deficiencies/Life cycle replacements	4,642,515.00			4,642,515.00
Fine Arts	a A A A A G A A A A A A A A A A	1,863,723.00			JHArts



## **AISD Contracts for Purchases – Legal Requirements**

### **Legal Requirements for Public School Districts**

Texas Education Code § 44.031

All purchases •\$50,000 in aggregate annually shall be made by the method providing best value for district

## Legal Requirements for Public School Districts (Continued)

Must use prescribed procurement method providing best value to District:

- Competitive Bidding
- Competitive Sealed Proposal/Request for Proposals (other than for construction services)
- Interlocal Contract
- Design/Build Contract
- Construction Manager
- Job Order Contract
- Reverse Auction Procedure
- Formation of Political Subdivision Corporation

## Legal Requirements for Public School Districts (Continued)

Must use the following selection criteria to award contracts:

- Purchase price
- Reputation of vendor and the vendor's goods or services
- Quality of the vendor's goods or services
- Extent to which goods or services meet District's needs
- Vendor's past relationship with District
- Impact on the ability of the District to comply with laws and rules relating to historically underutilized businesses
- Total long term cost to District
- Any other relevant factor specifically listed in the request for bids or proposals

## **Exceptions in Law**

Produce

Vehicle Fuel

Professional Services

Emergency purchases

Department of Information Resources (DIR)

Single/Sole Source

Patent, copyright, secret process or monopoly

Utilities

Captive replacement part or component for equipment

## **Procurement of Construction Services**

TEC § 44.035 through § 44.041

Board must determine method that provides best value

Based on same selection criteria as other contracts

Must publish the criteria and weights in bid/RFP/  
RFQ

## Different Methods of Procuring Construction Contracts (TEC 44.036-041)

**Design-Build** - Single contract with one firm for design and construction

Firm includes engineer, or architect and builder qualified in Texas

District shall designate engineer or architect independent of design-build firm to act as representative

**Construction Manager-Agent** – Represents the District in a fiduciary capacity

Requires separate design professional

Requires separate General Contractor

## Different Methods of Procuring Construction Contracts - Continued (TEC 44.036-041)

**Construction Manager at Risk** – Assumes risk for construction at GMP and provides consultation during and after design.

Requires separate design professional.

Serves as General Contractor

Assumes risk for construction Guaranteed Maximum Price (GMP)

Consults during design phase (cost, constructability, sequencing/scheduling, efficient material selection, etc.)

Solicits competitive proposals for sub-contractors and suppliers

Submits GMP that includes the cost of ALL work

Recruits and mentors both minority and small sub-contractors and suppliers

**Competitive Sealed Proposal** – District selects bidder representing best value based on published selection criteria, including price, and negotiates contract or moves to next bidder. Requires separate design professional.



## **Different Methods of Procuring Construction Contracts - Continued (TEC 44.036-041)**

**Competitive Bidding** – District awards bid contract at the bid amount to bidder representing best value based on published selection criteria. Requires separate design professional.

**Job Order Contracts** – Minor construction contracts, awarded based on pre-described and pre-priced tasks. Requires separate design professional, if design documents are needed.

## **Different Methods of Procuring Construction Contracts - Continued (Government Code 791.025)**

### **Interlocal Agreement**

Agreement between two or more governmental entities for governmental functions and services

## **AISD Procedures**

Advertise in FW Commercial Recorder

Post on website

Electronic delivery to vendors on file with AISD  
submitting AISD Vendor Application for that  
category

## **Ways to find Opportunities for Business with AISD**

AISD website for Purchasing

Links to AISD bids from Arlington Chamber of  
Commerce and City of Arlington

On-line Vendor Application

Outreach at local vendor fairs



***Questions?***

## Arlington Independent School District Board of Trustees Communication

**Meeting Date:** August 21, 2014

**Consent Item**

**Subject:** Selection of Methods of Procurement for Phase 1 and Phase 2 Projects of the 2014 Bond Program

**Purpose:** Select the Methods of Procurement for Phase 1 and Phase 2 Projects of the 2014 Bond Program

**Background:** Board Policy CV (Local) states that “the Board shall determine the project delivery/contract award method to be used for each construction contract valued at or above \$50,000. To assist the Board, the Superintendent shall recommend the project delivery/contract award method that he or she determines provides the best value to the District.”

Arlington ISD voters approved a bond proposition in the amount of \$663,130,000 on May 10, 2014. The amount of the bond proposition was based on recommendations made by a Capital Needs Steering Committee appointed by the Board and charged with the task of recommending prioritized facility and identified capital needs through 2019. The committee recommended that bonds be sold to provide for construction and equipment of school buildings; site acquisition; fine arts equipment and uniforms; safety, security and technology improvements; and buses and white fleet vehicles.

Twenty-one construction projects are scheduled for phases 1 and 2 of the 2014 bond program. Attached is a memo providing an overview of construction procurement methods and recommending the procurement methods that provide the best value for each of the 21 projects.

**Recommendation:** The Administration recommends the approval of the methods of procurement as submitted.

<p><b>Submitted to:</b></p> <p>Board of Trustees Arlington Independent School District</p>	<p><b>Submitted by:</b></p> <hr/> <p><b>Prepared by:</b> Bob Carlisle</p> <p><b>Date:</b> August 13, 2014</p>
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**MEMORANDUM**

**TO:** Cindy Powell, Chief Financial Officer  
**FROM:** Bob Carlisle, Executive Director of Plant Services  
**DATE:** August 6, 2014  
**SUBJECT:** 2014 Bond Program, Phase 1 & 2 Construction Methods of Procurement

State law sets forth eight procurement methods that governmental entities, including school districts, can use to procure construction services. As summarized in Board Policy CV (LEGAL), the law requires all district construction contracts valued at \$50,000 or more in the aggregate for each 12 month period to be made by the method that provides the best value to the district, and the Board must declare the procurement method to be used for each project. The two methods used most commonly statewide are Competitive Sealed Proposal and C

- Upon completion of the project any project savings are retained by the General Contractor.
- Financial records are not available for audit by the district.

### **Advantages of CSP**

- Aggressive, competitive pricing can be received with the ability to consider the general contractor qualifications.
- Flexibility in contractor selection
- Allows negotiation for scope and time modifications
- Allows award based on value rather than price alone through the evaluation process

### **Disadvantages of CSP**

- Linear process means longer schedule
- No formal design or budget input from contractor prior to proposal
- Not well suited for complex projects that are sequence and schedule sensitive
- Price is not established until design is complete
- Potential adversarial relationship
- Project savings are retained by the contractor

### **Construction Management at Risk (CMR)**

*CMR is a delivery method wherein the Construction Manager at Risk serves as the General Contractor assuming the risk for construction guaranteed price and provides design phase consultation in evaluating costs, schedule, implications of alternative designs and systems and materials during and after design of the facility.*

### **HOW DOES CMR WORK?**

- The District selects the architect to design the project.
- The District selects the CMR based on qualifications, fee and general conditions (project overhead) pricing.
- The CMR serves as general contractor, assuming the risk for construction at a Guaranteed Maximum Price (GMP)
- The CMR provides design phase services in evaluating cost, constructability, sequencing/scheduling and efficient material selection.
- The CMR solicits and receives competitive sub-contract and supplies proposals. These proposals are analyzed to ensure that they included required scope and the offeror meets qualification standards. The district is represented during this process.
- The CMR submits a Guaranteed Maximum Price (GMP). The GMP includes the cost of the work (all sub-contracts, supply contracts, CMR fee and general conditions). Unless there are changes in project scope the CMR is bound by the GMP and the District has no potential increases in price.
- CMR recruits and mentors both minority and small sub-contractors and suppliers.

- Upon project completion, the CMR reconciles the cost of work and returns any savings to the District.
- The CMR makes all project financial records available to the District, in the event that the District requires an audit of the project costs.

### **Advantages of CMR**

- Team Concept
- Enables fast-track delivery (construction can begin before design is complete), saving time
- Highly competitive pricing from sub-contractors and suppliers while ensuring the quality of the offeror and accuracy of that pricing
- Early coordination between CMR, architect and District eliminates/minimizes the possibility of costly change orders during construction.
- The CMR has an intimate knowledge of the project prior to the commencement of construction.
- The CMR has developed and organized phasing and scheduling as the project is developed to ensure minimal disruptions to school environment. Well suited for complex projects that are sequence and schedule sensitive
- CMR provides complete transparency throughout the process. Fi

Additionally, the CMR process encourages collaboration and demands accountability. The teams (owner, architect and CMR) that have assembled for previous Arlington ISD CMR projects have continually proven the value of CMR by delivering high quality, best value projects on time and under budget.

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**Procurement Method Recommendation for Bond 2014 Phase 1 and Phase 2 Projects:**  
Listed below are all 2014 Bond Program Phase 1 and Phase 2 Projects and the recommended construction procurement method for each project:

**Construction Manager-at Risk Recommendation**

These projects are complex, sequence/schedule sensitive and may need fast-track delivery of critical portions of the scope of work:

**Phase 1 Projects:**

- P1-1 Ferguson JHS Condition Renovations, Project Budget \$2,722,889
- P1-2 Ousley JHS Condition Renovations, Project Budget \$4,537,226
- P1-3 Workman JHS Condition Renovations and Additions, Project Budget \$11,872,405
- P1-4 Roquemore ES Condition and Fine Arts/Dual Language Academy Renovations, Project Budget \$6,500,000
- P1-5 Boles JHS Condition and Special Needs Renovations, Project Budget \$8,974,917
- Corey ES Condition and Fine Arts/Dual Language Academy Renovations, Project Budget \$8,974,917
- P1-7 New Elementary School (Baird Farm Road Site) Project Budget \$24,000,000
- P1-8 Career and Technology Center, Project Budget \$46,253,500
- P1-9 Multi-Purpose Activity Centers at Arlington HS, Bowie HS, Lamar HS, Martin HS, Sam Houston HS, Seguin HS, Project Budget \$60,000,000
- P1-10 Professional Development Center Condition Renovations, Project Budget \$742,220

**Phase 2 Projects:**

- P2-1 Duff ES Condition Renovations, Project Budget \$2,967,033
- P2-2 ES Science Labs, Strings Room and Security Vestibules at
  - Anderson ES, Project Budget \$402,960.00
  - Ashworth ES, Project Budget \$402,989.00
  - Beckham ES, Project Budget \$402,943.00
  - Blanton ES, Project Budget \$502,948
  - Bryant ES, Project Budget \$402,943
  - Burgin ES, Project Budget \$402,943
  - Crow ES, Project Budget \$402,943
  - Ditto ES, Project Budget \$352,941
  - Lynn Hale ES, Project Budget \$402,943
  - Kookan ES, Project Budget \$552,950
  - Larson ES, Project Budget \$402,943
  - Pearcy ES, Project Budget \$402,943
  - Remynse ES, Project Budget \$652,954
  - West ES, Project Budget \$402,943



P2-3 Farrell ES Condition Renovations, Project Budget \$2,723,306  
Starrett ES Condition Renovations, Project Budget \$2,727,587  
P2-4 Foster ES Condition Renovations, Project Budget \$4807,179  
Mary Moore ES Condition Renovations, Project Budget \$2,980,321  
Wood ES Condition Renovations, Project Budget \$2,330,921  
P2-5 Bebensee ES Condition Renovations, Project Budget \$5,422,450  
Fitzgerald ES Condition Renovations, Project Budget \$5,260,818  
Williams ES Condition Renovations, Project Budget \$2,582,718  
P2-6 Nichols JHS Condition Renovations, Project Budget \$6,552,586  
Turning Point JHS Condition Renovations, Project Budget \$ 2,276,602  
Ellis ES Condition Renovations, Project Budget \$2,356,903  
Sherrod ES Condition Renovations, Project Budget \$4,954,358  
P2-7 Arlington HS Condition Renovations, Project Budget \$11,884,220  
Morton ES Condition Renovations, Project Budget \$5,130,853  
South Davis ES Condition Renovations, Project budget \$4,700,130  
P2-8 Martin HS Condition Renovations, Project Budget \$17,256,162  
Little ES Condition Renovations, Project Budget \$2,539,599  
Miller ES Condition Renovations, Project Budget \$3,593,599  
P2-9 Sam Houston HS Condition Renovations, Project Budget \$14,350,967  
Crouch ES Condition Renovations, Project Budget \$3,490,621  
Knox ES Condition Renovations, Project Budget \$5,772,537  
Thornton ES Condition Renovations, Project Budget \$5,131,031

### **Competitive Sealed Proposal Recommendation**

These projects are typical new construction with ample time to complete. CSP should provide best value to the District:

P1-6 New Elementary School (Workman Site), Project Budget \$24,000,000

P2-10 Agricultural Science Ce District: