

---

## Agenda Item 8400

---

December 3, 2007

**SUBJECT:** Approval of Delivery Method for Construction of Parking Lot at Pinnacle Campus.

**RECOMMENDATION:**

That the Board of Trustees select a delivery method for the construction of a new parking lot at the Pinnacle Campus. Staff recommend the Design/Bid/Build method due to the lack of complexity of the project, and the services required (and as approved for Northridge and Cypress Creek Campuses parking lots).

**RELATED BOARD POLICY OR PLANNING PRIORITY**

This item is consistent with Board Policy E-2, Provision of College Facilities, and G-2, Purchasing.

**RATIONALE**

The Texas Education Code, Section 44.035, requires the Board of Trustees to determine a construction method that delivers the best value to the district, prior to advertising for the work. Staff is recommending the Design/Bid/Build delivery method as the best value due to the lack of complexity of the work to be performed.

A summary of the various construction delivery methods is attached.

**BUDGETARY CONSIDERATION**

None

**RESOURCE PERSONNEL**

Ben Ferrell, Vice President for Business Services  
Bill Mullane, Executive Director, Facilities and Construction

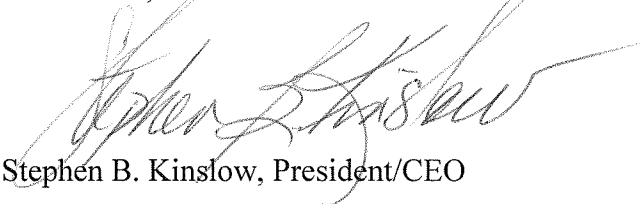
**ATTACHMENTS**

A) Summary of Construction Delivery Methods

Respectfully Submitted By:



Ben Ferrell, Vice President for Business Services



Stephen B. Kinslow, President/CEO

## **Construction Delivery Methods**

The following is a summary of the construction delivery methods permitted by the Texas Education Code Section 44.031, applicable to community colleges.

### **Design/Bid/Build**

Often referred to as the “traditional method” it is used when the project is simple (i.e. parking) and can be designed with relative certainty as to construction cost. As the name implies, the owner selects an architect/engineer who designs the project. The project is then put out for construction bids and built. This method is appropriate for projects where little cost benefit can be added through alternative delivery methods that team a general contractor with architects/engineers during the design phase in order to estimate and control project costs, such as the CM at Risk method described below.

### **Design Build**

Defined in the Education Code as single contract with a Design Build firm to design and construct a facility. Typically used when speed of project completion is important, and a fairly standardized design is acceptable, such as for parking garages.

### **Construction Manager Agent**

Historically the Construction Manager Agent was a construction management option when governments were still required to use a sealed bid method of selecting individual contractors, rather than a single negotiated Guaranteed Maximum Price for the project with the CM. Subsequent changes in the law relieved governmental entities from lowest bid requirements, allowing a “best value” approach, resulting in the Construction Manager at Risk method.

### **Construction Manager at Risk**

Similar to CM Agent, and seen as an evolution of the CM Agent method, where the CM at Risk provides the owner with a Guaranteed Maximum Price (GMP), and accepts the financial risk for the project budget. Used in more complex projects where the owner obtains construction management expertise, usually from a general contractor, in advising the owner, working with the architects/engineers in the design phase, letting subcontracts, and managing construction on behalf of the owner. Perceived benefits of this method are in providing a team approach during design and construction between the owner, architect/engineers, and contractor.

### **Job Order Contracts**

Typically used for quick response times on small projects with minimal design requirements where a lengthy selection and bidding process is not cost effective. JOC contractors use a standard price list, and typically handle all construction and project management duties.

Additional project delivery and statute information may be found at:

<http://www.3di.com/rnd/Files/Essays/Project%20Delivery%20Strategy.pdf>

<http://tlo2.tlc.state.tx.us/statutes/ed.toc.htm> Section 44.031