



PLANNING & CONSTRUCTION

Building the GMP

Process

STEP 1

Need is determined
Bond Planning Process is Initiated

- Project Estimates

Historical Data

Industry Information

Current Market Data



Selection

STEP 2

Advertise for/select Architect

Texas Government Code, Title 10, Subtitle F, Chapter 2254.004

then

Advertise for/select CMAR

Texas Government Code, Title 10, Subtitle F, Chapter 2269.253

Construction Manager Selection Process

- Issue Request for Qualifications (RFQ)
- Committee reviews and ranks responses based on published selection criteria
 - Selection Committee is at a minimum, 1 person from P&C, 1 Person from Maintenance, 1 Person from Executive Leadership (Central Administration), and 1 person from Purchasing to oversee the process. In addition, CISD has chosen to add 1 person from finance.
- Top 5 invited to Compete on pricing, including:
 - Pre-construction fee
 - Construction fee %
 - General conditions fee %
- Committee makes recommendation to Board

Project Development

STEP 3

CISD, CMAR and Architect work collaboratively to develop the plans and specs, with estimates and constructability reviews along the way.

Texas Government Code, Title 10, Subtitle F, Chapter 2269.251





Competitive Bidding

STEP 4

CMAR generates the Guaranteed Maximum Price (GMP), based on all the trade bids, that is submitted to the Board for approval.

- When the plans are complete enough to get trade bids, public advertisements are run for individual trades.
- A competitive sealed bid process then takes place. Trades turn in bids to the CMAR
- CISC is present for the competitive bidding process.
- CMAR, architect and CISC work together to analyze the bids and make selections.

Texas Government Code, Title 10, Subtitle F, Chapter 2269.255

Financial Accountability

STEP 5

Following the work, full audit of the costs of the project is performed, final costs and final fee calculations are done and a final bill is submitted.

Conroe ISD Board Policy CV Local – Facilities Construction



Thank You

- Questions