

PLANNING & CONSTRUCTION

"CISD Planning & Construction exists to serve ALL students, faculty and staff through collaboration. We plan and construct safe, efficient and attractive facilities with the highest level of expertise and financial accountability."

PLANNING & CONSTRUCTION

PLANNING & CONSTRUCTION TEAM

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David Napp – *(Part-Time)*

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Secretary

Irene Delcid





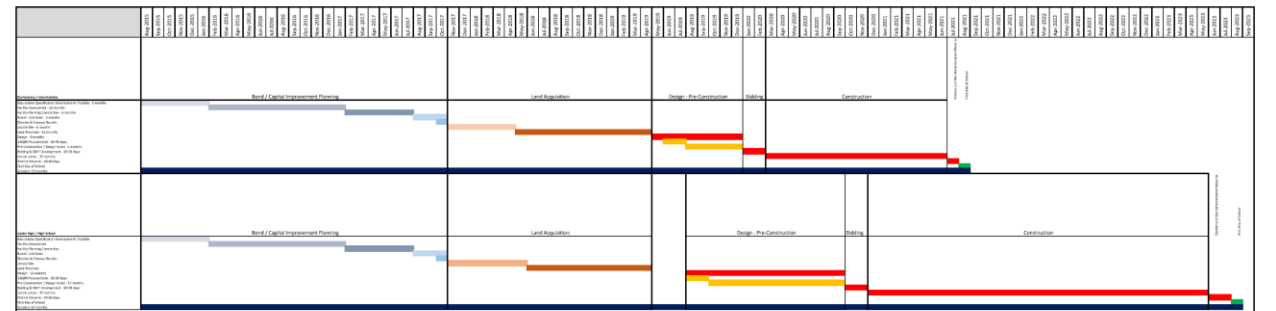
GOVERNING CODES

- Texas Education Code Chapter 44
- Texas Administrative Code – 19 TAC Chapter 61 (TEA)
- Texas Occupations Code Chapter 1001 – Engineers
- Texas Occupations Code Chapter 1051 – Architects
- Texas Government Code Chapter 2253
- Texas Government Code Chapter 2254
- Texas Government Code Chapter 2269
- Local Board Policy Manual
- District Operating Procedures

+ Multiple building and fire codes that vary by municipality

IMPORTANCE OF LOOKING AHEAD

- Begin with the first day of school in mind
- Elementary / Intermediate: 73 Months
- Junior High / High School: 97 Months
- To deal with time constraints we must be presumptive and consider:
 - Funding/Legislation
 - Market Conditions
 - Growth
 - Rapidly changing society and technology
 - Evolving instructional practices
 - Transparency
 - Flexibility
 - Value & Quality
 - Transportation / Mobility
 - Other School Districts and Municipalities
 - Etc.



PROJECT DELIVERY PROCESS

CONSTRUCTION DELIVERY METHODS

Defined in Texas Government Code Chapter 2269

1. **Competitive Bidding –**
 - Architect designs building without contractor partnership.
 - Contractor bids job. Lowest bid wins
 - No audit of costs
2. **Competitive Sealed Proposals (CSP) –**
 - Architect designs building without contractor partnership.
 - Contractor bids job. Lowest “responsible” bid wins
 - No audit of costs
3. **Construction Manager at Risk (CMAR) –**
 - Contractor hired early in the design
 - Architect designs building with contractor input/collaboration
 - Full audit of costs
4. **Construction Manager-Agent –**
 - Architect designs building.
 - District outsources management, but internally serves as contractor.
 - District management of costs
5. **Design-Build –**
 - District hires contractor, contractor hires architect #1 to design building collaboratively
 - District hires architect #2 to oversee contractor and architect #1
 - Full audit of costs
6. **Job Order Contracting (JOC)–**
 - Contractor on call for work, pricing pre-defined (smaller jobs)

Code indicates that any entity that uses a method other than Competitive Bidding (#1) for construction services, must determine (by Board action) which method they consider provides the best value.

(#2) CSP and (#3) CMAR are most commonly used for school construction projects

CISD PROJECT DELIVERY METHOD

Per the direction of Texas Government Code 2269.056,
Conroe ISD Board Policy CV Local – Facilities Construction
establishes **Construction Manager at Risk** as the best value for
CISD for construction projects above \$100,000.

ATTRIBUTES OF CONSTRUCTION MANAGER AT RISK (CMAR)

- Partnership between Owner / Architect / Contractor to develop project
- Allows for the selection of the Construction Manager based on:
 - 1) Qualifications
 - 2) Competitive Pricing, % of final cost
- Construction trades are competitively bid, final selection of subcontractor is a collaboration of Owner / Architect / Contractor
- Areas of risk are discussed and accounted for within Guaranteed Maximum Price (GMP)
- Construction costs are an open book, subject to financial audit
- Final payment is negotiated following review of every job cost transaction

CSP & CMAR COMPARISON

Competitive Sealed Proposal (CSP)

- Linear process- design/propose/build
- No budget or constructability input from the GC prior to proposals
- GC is selected based on quality and price of the project
- Less control over subcontractor selection
- Allows for negotiations of proposal
- Costs are final and not transparent

Construction Manager at Risk (CMAR)

- The CM is selected during the design phase, creating a collaboration between owner, architect, and contractor.
- The contractor is involved in the cost estimating, constructability, scheduling, and attracting interest of subcontractors.
- CM is selected on qualifications and fee for services
- All work is competitively bid by subcontractors
- More control over subcontractor selection
- All costs are transparent
- Contractor involvement begins early in the process

TYPICAL PROJECT PROCESS WITH CMAR

STEP 1

Need is determined – New School
or Renovation



TYPICAL PROJECT PROCESS WITH CMAR

STEP 2

Advertise for and select Architect and Other Professional Services

- Governed by Texas Government Code Chapter 2254
- Use of Architects and/or Engineers is defined in Texas Occupations Code Chapters 1001 and 1051

Architect/Professional Services Selection

Process

- Issue Request for Qualifications (RFQ)
- Committee reviews and scores the responses and recommends selections for board approval
 - 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.
 - Architects and other Professional Services, by code cannot compete against each other on price, they are selected by merit
- Fair and Reasonable Fees are negotiated for each project individually
- CISD does have the ability to seek out additional or specialty designers if there is a particular need that arises

CURRENT BOARD APPROVED POOL OF DESIGN FIRMS

Approved by the Board – December 13, 2022

- **Architecture**

- PBK
- Arcadis
- DLR Group
- VLK
- HKS
- Stantec

- **Engineering (MEP)**

- DBR
- LEAF
- Salas O'Brien
- CMTA
- Stantec
- DLR Group

- **Commissioning**

- DBR
- LEAF
- Salas O'Brien
- CMTA
- Stantec
- DLR Group
- Engineered Air Balance
- ENVI Engineering
- Terracon

CURRENT BOARD APPROVED POOL OF PROFESSIONAL SERVICES

Approved by the Board – December 13, 2022

- **Survey**

- Quiddity
- JPM Survey Group
- Landtech

- **Geotechnical Engineering & Materials Testing**

- Alpha Testing
- Geoscience Engineering
- HVJ Associates
- Ninyo & Moore
- Professional Service Industries
- Terracon

- **Test & Balance**

- Engineered Air Balance
- Mesah Commissioning
- National Precisionaire
- TAB Technologies

TYPICAL PROJECT PROCESS WITH CMAR

STEP 3

Advertise for and Selection of Construction Manager at Risk

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 submit pricing, including:
 - Pre-construction fee
 - Construction fee %
 - General conditions fee %
- Committee makes selection

CURRENT BOARD APPROVED CONSTRUCTION MANAGERS FOR 2023 BOND

Approved by Board – April 18, 2023

- **Joeris** – New High School
- **Ellisor** – New GO 7-8, 9th Grade
- **Marshall Construction** - New Elementary Old Conroe Road (Flex 24)
- New Elementary Evergreen (Flex 25)

TYPICAL PROJECT PROCESS WITH CMAR

STEP 4

CMAR and architect work together to develop the plans and specs, with estimates and constructability reviews along the way.





TYPICAL PROJECT PROCESS WITH CMAR

STEP 5

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

- Bids are submitted by the various trades through competitive sealed proposals to the CMAR.
- The CMAR, architect, and CISD analyze the bids and make selections.

TYPICAL PROJECT PROCESS WITH CMAR

STEP 6

- Upon completion of the project a full audit is performed. A final bill is then submitted to the District by the CMAR.
- **Conroe ISD Board Policy CV Local – Facilities Construction** requires the Board to approve the final payment to the CMAR.

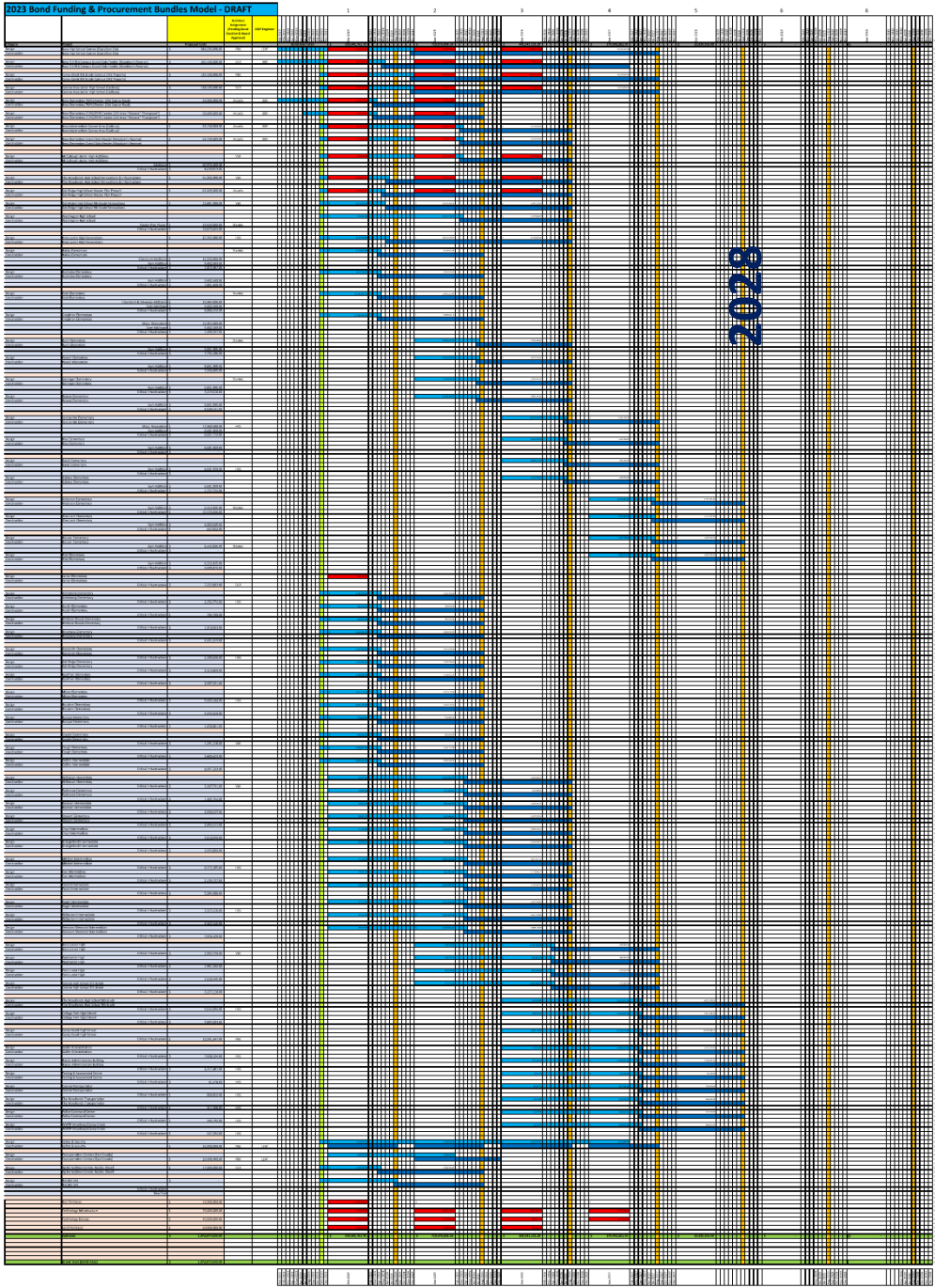
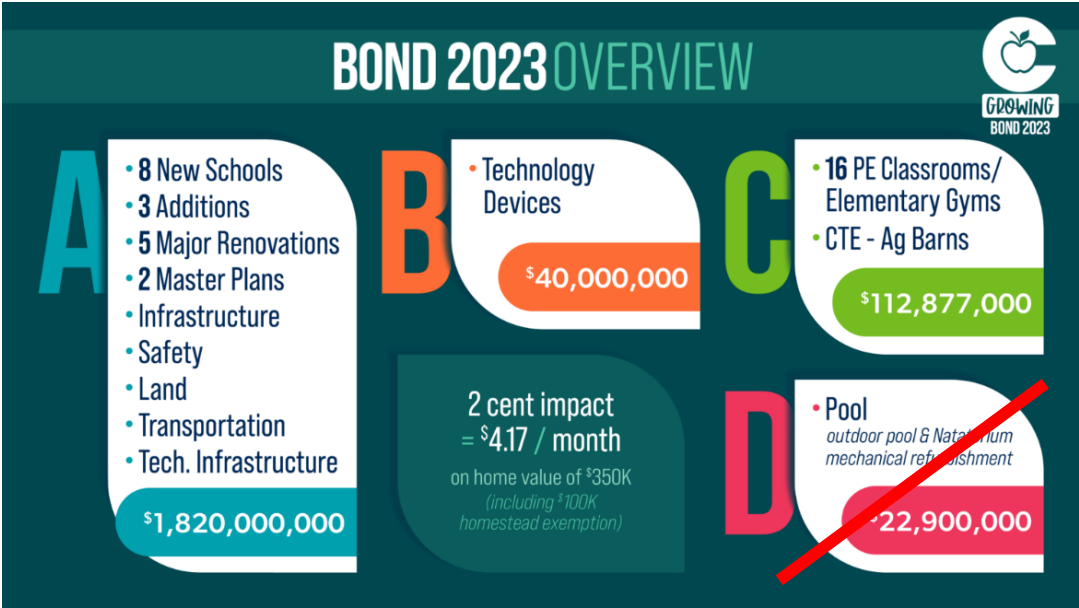


BOARD ACTIONS IN CAPITAL IMPROVEMENT PROJECTS

- Board Calls a Bond Election
- Board Approves Architect Assignments to Projects
- Board Approves Construction Manager Selection for Projects
- Board Approves the Guaranteed Maximum Price for Projects
- Board Receives Monthly Update on the Progress of each Project
- Board Accepts the Project as Complete and Authorizes Final Payment to the CMAR

CURRENT STATE OF CAPITAL IMPROVEMENTS

2023 BOND PROJECT SCHEDULE (DRAFT)



GROUND BREAKING SCHEDULE FOR FIRST WAVE OF PROJECTS (TENTATIVE)

New Buildings

March 2024 – New Elementary TWHS Feeder – Old Conroe Road

March 2024 – New Elementary/Intermediate CCHS/ORHS Feeder – Evergreen

Summer 2024 – New Grand Oaks 7-8, 9th Grade – Adjacent to Grand Oaks High School

December 2024 – New Conroe Area High School – Loop 336 at Excellence Avenue

December 2024 – New Caney Creek 9th Grade – FM1485 at TX242

December 2024 – New Conroe Area Junior High – FM 1314 just South of Loop 336

Elementary Gym Additions

Spring-Summer 2024 – Hailey Elementary / Buckalew Elementary

Spring-Summer 2024 – Ford Elementary / Creighton Elementary

Master Plans

Spring-Summer 2024 - Oak Ridge High School (Fine Arts Emphasis)

Major Renovations

Summer 2024 – The Woodlands High School

Summer 2024 – Oak Ridge High School 9th Grade

Summer 2024 – Knox Junior High Renovation

Critical Infrastructure

Summer 2024 – Lamar Elementary

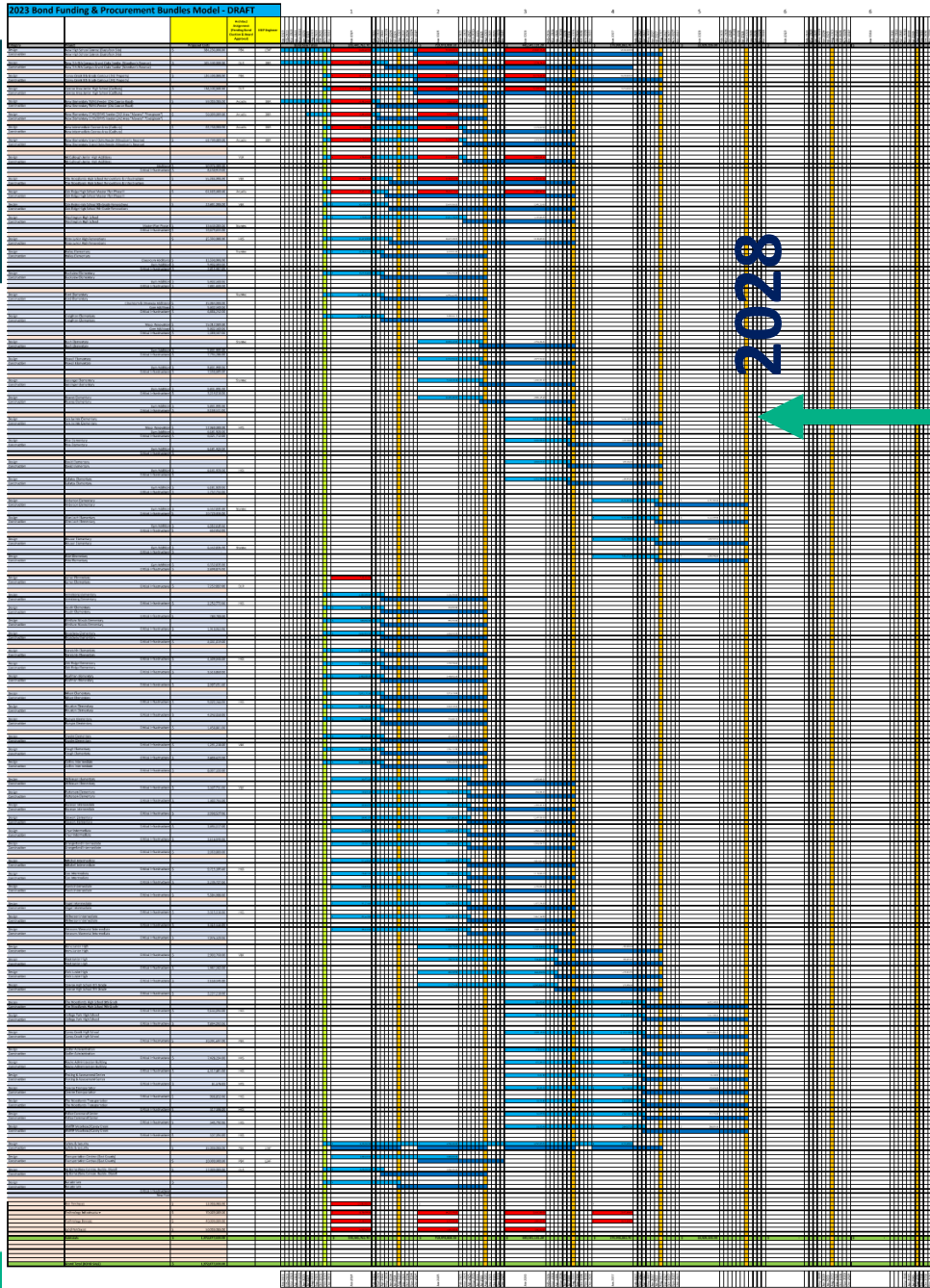
Summer 2024 – Armstrong – Austin – Birnham Woods – Broadway

Summer 2024 – Deretchin – Oak Ridge Elementary – Kaufman

Summer 2024 – Milam – Houston – Runyan

Summer 2024 – Snyder – Tough – Collins

Summer 2024 - Ag Barns Budde / Otwell / New Conroe Area Facility



All 2023 Bond projects
estimated to be completed by
2028–2029 School Year

Thank You

- Questions