

**Construction Manager at Risk (CMAR)  
Procurement Update For  
Blanche Ely Senior High School RFQ 16-192C, Northeast Senior High School RFQ 16-194C, and  
Stranahan Senior High School RFQ 16-206C**

**PROJECT OVERVIEW:**

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| <b>Type of Contract:</b> | <b>Construction Manager at Risk (CMAR)</b> |
| <b>Contractor:</b>       | <b>TBD</b>                                 |

**GENERAL OVERVIEW:**

This item is for Board information related to the Construction Manager at Risk (CMAR) procurements for Blanche Ely Senior High School RFQ 16-192C, Northeast Senior High School RFQ 16-194C, and Stranahan Senior High School RFQ 16-206C.

Board approval to issue Requests For Qualifications (RFQ) for Construction Manager at Risk services for these three (3) projects occurred at the Special School Board meeting on June 28, 2016. During the Board's deliberation of the three items, there was consideration to defer the items to a later date in order to provide an opportunity for the District's Audit Committee to provide feedback and to provide an opportunity for select Board members not in attendance to have an opportunity to ask any questions and provide feedback. In response, staff outlined the significant amount of review and scrutiny the RFQ's had already received, including input from Heery International (the District's independent Owner's Representative), Atkins (the District's independent cost & program controls partner), internal and external construction attorneys, the District's internal audit staff, and RSM (the independent audit firm that had previously provided recommendations to the District's construction contracts). Additionally, staff advised that proceeding with the advertisements would provide the opportunity to garner feedback from the industry through the pre-bid conferences. The Superintendent committed to bring this feedback and the RFQ back to the Board for consideration of any substantive changes to the CMAR contract form prior to the award of the CMAR contracts. As previously stated, the Board authorized the advertisement of all three RFQ's at the June 28, 2016 Special School Board meeting.

Advertisements of the three (3) RFQ's occurred on June 30, 2016 and the pre-proposal conferences were held on Thursday, July 14, 2016. There were representatives from over fifteen (15) different construction firms in attendance.

Request for information (RFI) submittals from the vendors were received the week of July 18, 2016 and thirty-eight (38) RFI's were received from six (6) different vendors. SBBC legal, audit, procurement along with outside legal and Heery International were involved in the review of the submitted questions and responses that were issued via addenda.

The questions received from the vendors generally involved clarifications to the documents related to reference changes, conflicts in clauses, and unclear requirements of the Request for Qualification (RFQ). There were also a couple of requested changes to contract language related to indemnity, but after review with staff, these changes were not incorporated. In consultation with legal, the questions submitted and the subsequent changes issued via addendum were not considered material and, as stated, were primarily related to clarifications to the documents. As such, staff is not recommending any material changes to the CMAR contract form at this time.

A total of eleven (11) proposals for Blanche Ely Senior High School were received on August 9, 2016. A total of eleven (11) proposals for Northeast Senior High School were received on August 10, 2016 and a total of eleven (11) proposals for Stranahan Senior High School were received on August 11, 2016. Proposals received will be evaluated and if responsive sent to the Qualification Selection Evaluation Committee (QSEC) for evaluation. QSEC meetings are scheduled for August 24, 25, and 29, 2016. Negotiations will then take place with the highest ranked firm for each project and once completed will be brought to the next scheduled Board meeting to award the CMAR contracts.