

BOARD AGENDA ITEM

October 12, 2021

SUBJECT:

RFQ #032714 Construction Management at Risk

BACKGROUND INFORMATION:

An indefinite delivery, Construction Management (CM) at Risk contract was approved in 2014 for the building of Penny Sales Tax Projects as needed. CM at Risk means the General Contractor (*GC*) is hired early to meet with the owner and architect to develop scope and assist with cost saving materials or installations to save the owner money where possible without sacrificing quality. This process of teamwork also helps procuring quality subcontractors at the local level when applicable. The scope is fine-tuned through the Design Development and Construction Document phases the architect develops for approvals until final bid documents are achieved at Guaranteed Maximum Price. This is the "GMP" that the GC develops and shares the risk with the owner. As the name of the methodology implies, the CM at Risk incentivizes the CM as savings could be shared by both parties.

ADMINISTRATIVE CONSIDERATION:

The construction of the Aiken High Auditorium will be the last of the phased projects at Aiken High and is a specialty building that's complex. The construction of Wagener-Salley High school will be complex and challenging due to the timeline requirements of ESSER spending. Foundation designs and bids may need to be separated and started before the building designs are completed in order to speed up the construction starts and completion dates of the high school and athletic facility. Students will occupy and use the existing campus and at the same time we need to meet ESSER expenditure deadlines. The Aiken County Public School District's procurement code allows for the extension of a multi-term contract exceeding seven years with board approval.

RECOMMENDATIONS:

Approve the extension of the RFQ# 032714 CM at Risk (IDC) contracts for two additional years.

PREPARED BY:

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