

To: Board of Education

From: Tony Barron, executive director, facilities & operations, ext. 1643

Re: Owner-Construction Management At-Risk Services Agreement
– New Facilities & Operations

Date: June 8, 2017

Background:

At its March 13, 2017 meeting, the Board of Education approved the issuance of Requests for Qualifications/Proposal (RFQ/RFP) for Construction Manager At-Risk (CMAR) services for construction of a warehouse and office space at the new facilities and operations site at 711 East 23rd Street. Administration engaged KBS Constructors, Inc. in contract negotiations and a successful owner-CMAR services agreement has been reached.

Legal counsel has reviewed the agreement documents outlining the following:

- General provisions
- Owner
- Contractor
- Subcontractors
- Construction by owner or by separate contractors
- Changes in the work
- Time
- Payments and completion
- Protection of persons and property
- Insurance and bonds
- Uncovering and correction of work
- Miscellaneous provisions
- Termination or suspension of the contract

Recommendation:

Administration recommends board approval of the owner-CMAR services agreement with KBS Constructors, Inc. for construction of a warehouse and office space at the new facilities and operations site at 711 East 23rd Street.

Motion:

"I move the Board of Education approve the owner-CMAR services agreement with KBS Constructors, Inc. for construction of a warehouse and office space at the new facilities and operations site at 711 East 23rd Street."