

Superintendent Martin W. Bates, J.D., Ph.D.

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April 1, 2015

Board of Education
Granite School District

Dear Board Members:

In order to complete four turf field projects for the fall season, it's necessary to move as quickly as possible. Below please find Mr. Adams' explanation regarding the methodology and strategy for completion of the fields in this time. The RFP will be evaluated no later than Friday, April 3 and we will notify you of the recommended contractor as soon as possible, in any event prior to the board meeting.

Respectfully,

Martin Bates
Superintendent

April 1, 2015

Superintendent Martin W. Bates
Granite School District

Dear Dr. Bates:

As I believe you are aware, this spring and summer, the Support Services Division intends to install artificial turf fields at:

1. Cyprus High
2. Hunter High
3. Kearns High
4. Skyline High

The bids for the project were received on March 31, 2015. The evaluation of the proposals/bids will take place after the Board packet submittal deadline, but will be completed by Friday, April 3. The bidders are:

- Bud Mahas Construction
- Hogan & Associates Construction
- Westland Construction
- Hughes General Contractors
- Field Turf Inc.

If delayed until the May meeting, our analysis indicated that we would not be able to complete our work before the start of the football and school session. I suggest awarding the contact at the April 7 meeting with board notification of the commended contractor being submitted under separate cover. Exhibit 1 is a construction timeline that illustrates that point.

I believe that you will be interested to know the status of the project and the proposed methodology for delivering the construction. The design for the work is well underway. Due to an earlier than usual school start date this year, we have a limited construction cycle this summer. To get as many working days as possible, we have determined that a construction process called Construction Management / General Contractor (CMGC) is the best method to gain more construction days and meet deadlines. Moreover, CMGC seeks to provide: a savings of time, and cost; improved quality expectations as to the end product, schedule, and budget; and risk management savings through lack of duplication of expenses, and through early, continuous and coordinated efforts.

CMGC is a relatively common method and is a recognized process, which is used by the State of Utah, many school districts and other local government agencies. As we place an RFP out for services, the bidders respond to two fee components.

1. Fixed fee for preconstruction services; and
2. A not to exceed price for construction.

The not to exceed price is often is referred to as a Fixed Limit of Construction Cost (FLCC). While we initially operate under the capped fee, as designs are completed, the contractor bids elements of the work out to sub-contractors. These competitive bids are then compiled to create the final price to the District. At no point will these exceed the FLCC. We anticipate that these competitive bids will lower the overall cost from original estimates as both the contractor and design team work to “value engineer” the project. The FLCC is then renegotiated to reflect the lower and “real” prices from the sub-contractors, etc.

In general the CMGC process allows the District to bring on a contractor before the design of the project is complete. In the early process of the project, the contractor provides feedback during the design phase before the start of construction. In this particular application, the plans for demolition and excavation of existing facilities have been completed. The contractor can bid this portion of the work and the lowest bidding qualified sub-contractor can begin work. In this case, we anticipate that construction may begin as early as April 15.

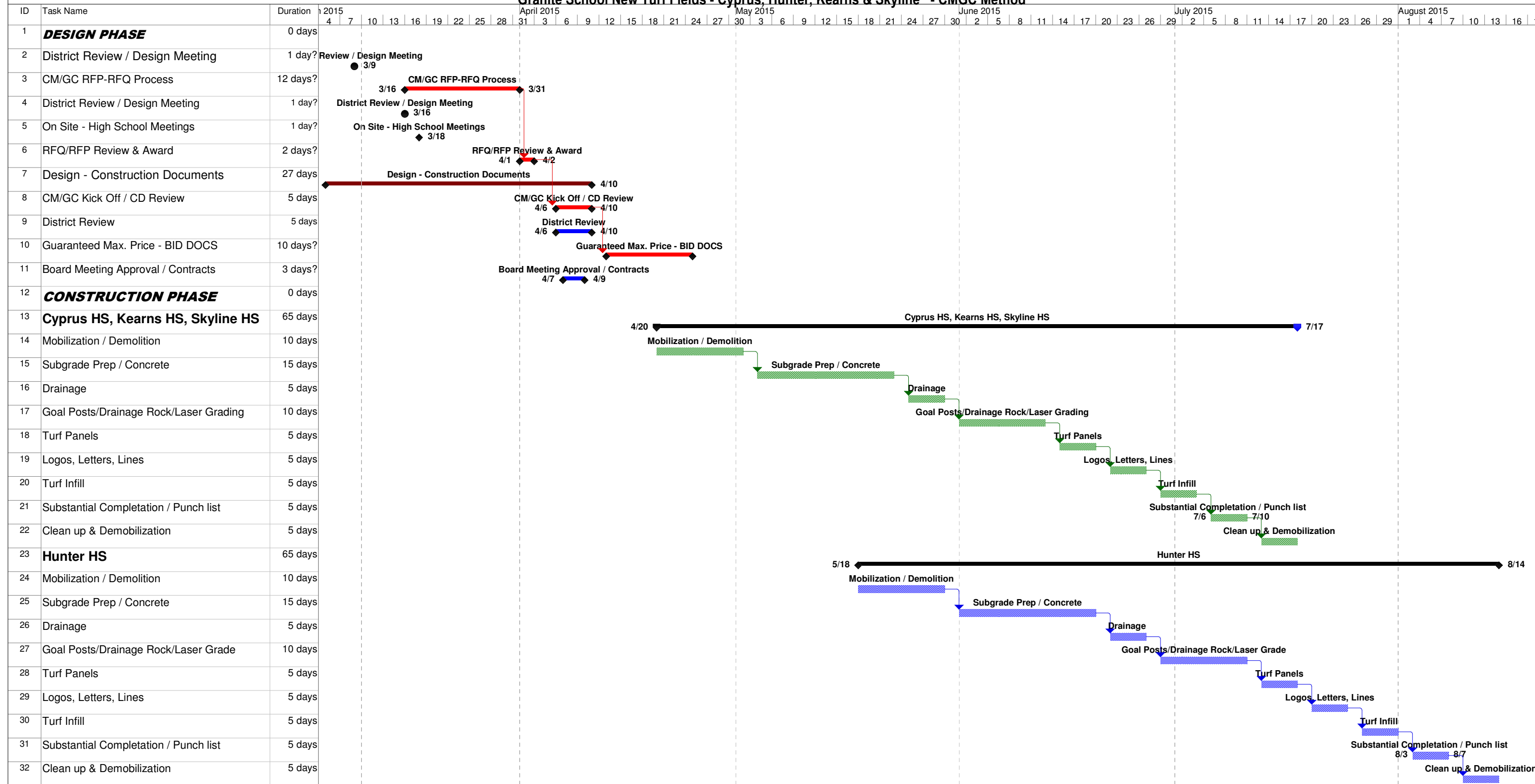
The reasons to allow the Support Services Division to proceed along this path are as follows:

1. An early start date is required to complete projects before the start of the school year.
2. The risk to District is contained because of the FLCC in the original proposal.
3. The Board will see the actual figures from the bids at a later meeting.
4. Flexibility gained by this type of contractual arrangement will allow the District to respond more efficiently as construction is underway and as “on the ground” conditions may change.

Regards,

Donald Adams
Assistant Superintendent, Support Services

Granite School New Turf Fields - Cyprus, Hunter, Kearns & Skyline - CMGC Method



Project: GSD Truf Replacement CMGC	Task		Summary		External Milestone		Manual Task		Manual Summary		External Tasks		Deadline	
	Split		Project Summary		Inactive Milestone		Duration-only		Start-only		External Milestone			
	Milestone		External Tasks		Inactive Summary		Manual Summary Rollup		Finish-only		Progress			