

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE, ALASKA

ASD MEMORANDUM #189 (1999-2000)

January 31, 2000

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: REPORT ON GENERAL CONTRACTOR CONSTRUCTION
MANAGER (GCCM) PROCESS

PERTINENT FACTS:

A School Board Work Session was held on August 24, 1999 to review the various options available and how to best manage the construction of the two new high schools, and to solicit public input from the construction professionals. The options discussed were:

1. Traditional Design/Bid/Build — utilizing an open bid process
2. Traditional Design/Bid/Build - utilizing a two step bidder process
3. Design/Build
4. General Contractor Construction Manager (Modified Design/Build)
5. Construction Manager

The Municipality of Anchorage Purchasing Department was contacted and they confirmed that there is nothing in the Municipal Code that would prohibit using any of these options. These options have also been reviewed with Saul Friedman of Jermain Dunnagan and Owens and received his legal approval.

At the Work Session, members of the Design, Construction, and Project Management communities provided input and assessment of the options. The community emphasized that the District needed to obtain the best construction documents possible, regardless of which construction method was chosen, and that adequate time to do the design, bidding and construction be allocated (do not rush, expedite or fast track these projects). Also, it was advised that the

District should consider obtaining professional expertise to assist in value engineering, constructability review, and construction/bid schedule analysis. There was interest in the use of the Design/Bid/Build option, utilizing a two-step process, and the General Contractor Construction Manager option. The Administration intends to incorporate the Dispute Resolution Board process on both projects. The community also offered to contribute their time, knowledge and skills to work with and assist the District in utilizing these methods.

At the September 27, 1999 School Board meeting the Board approved the use of the Traditional Design/Bid/Build option following a two-step process for construction on the Dimond Replacement Project.

Also at this School Board meeting the Board authorized the Superintendent to investigate the merits and risks of utilizing the General Contractor Construction Manager option for the New South Anchorage Area High School project, and to present the results to the School Board.

URS Greiner Woodward Clyde (URS) was selected to provide a professional assessment and recommendations for or against use of the General Contractor Construction Manager option. URS interviewed representatives and reviewed programs from a cross section of the Anchorage and outside construction firms, school districts, design and construction experts. At the conclusion of the study it was recommended by URS that the option be utilized for the construction of the new South Anchorage Area High School project, refer to Attachment A for URS report. Also it was determined that the use of this option would benefit the Anchorage Community in the provision of a better end product within the existing budget, development of a more efficient facilities construction process, and an investment in better business relations with the local construction services community.

Members of the URS evaluation team are here tonight to formally present the study, their recommendations and to address any additional questions the School Board may have.

A timely decision to utilize the General Contractor Construction Manager option on the New Southeast Anchorage Area High School is necessary to allow the selection of a General Contractor Construction Manager by April 2000. The method selected for the Dimond Replacement project could also be utilized for this project.

BC/EC/EB/RA/SN/MP/sl

Attachment

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Stu Nibeck, Contract Coordinator

Approved by: Ed Blahous, Director of Purchasing

Ed Conyers, Executive Director, Physical Plant