

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

MEMORANDUM #146 (2003-2004)

December 15, 2003

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: RECOMMENDATION FOR ADMINISTRATIVE AND TRAINING
FACILITY DELIVERY METHOD

RECOMMENDATION:

It is the Administration's recommendation that the School Board authorize the Superintendent to utilize the Design/Build project delivery method for the Administrative and Training Facility Project.

PERTINENT FACTS:

The proposed 2004 bond proposal, ASD Memorandum #134 (2003-2004), includes \$30 million for purchase/construction of an Administrative and Training Facility. The Administration has reviewed the alternatives available and has concluded that using the Design/Build method of procurement for this project will have significant benefits in reducing project costs and schedule, and in allowing a wide range of solutions to this pressing space issue. Authorization to proceed with the Design/Build method will allow the Administration to tap a larger pool of private sector providers, including those with existing structures to be renovated to District standards and those who would offer to build a new building.

School Board Policy 725.213 allows for the use of alternative acquisition techniques when in the best interest of the District. Specifically, paragraph 725.213.b. authorizes the use of the Design/Build method. In this method the District develops design and budget criteria for the project. It then contracts with a single entity to provide complete design services and to construct the facility. Regarding the Administrative and Training Facility, the District will be purchasing the completed facility from the selected entity.

A Request for Proposal process will be used to select the Design/Builder. The criteria will include at least the following: a proposed site, including location, access, and parking; proposed plans for construction/remodeling, which would

include meeting the program requirements, as well as quality of construction; experience of the proposer in providing this type of space; cost to the District for the completed project. Project cost will receive at least 51 percent of the evaluation points. The award of a contract from this solicitation will be contingent on voter approval of the 2004 bond proposition.

The State of Alaska Department of Early Education and Development's approval of the Design/Build delivery method will be required.

CC/GV/RA/PC/MP/rh

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