

FACILITIES CONSTRUCTION

CM
(LOCAL)

Compliance with Law	The College President or designee shall establish procedures ensuring that all facilities within the College District comply with applicable laws and local building codes.
Construction Contracts	<p>Prior to advertising, the College President shall determine the project delivery/contract award method to be used for each construction contract valued at or above \$50,000 that he or she determines provides the best value to the College District. [See CM series]</p> <p>For construction contracts valued at or above \$100,000, the College President shall submit the resulting contract to the Board for approval. Lesser expenditures for construction and construction-related materials or services shall be at the discretion of the College President and consistent with law and policy. [See also CF]</p>
Proposals for Construction and Architectural Services	For construction and architectural services in excess of \$500,000, the Board shall approve the vendor selection. The administration shall provide the Board a solicitation process summary, summary of vendor evaluations, and a ranked list of top submittals, including a recommended firm.
Change Orders	<p>Change orders permitted by law shall be approved prior to executing any changes in the approved plans or in the actual construction of the facility.</p> <p>Change orders valued at or above \$10,000 shall require Board approval. The College President shall be authorized to approve change orders of a lesser amount.</p>
Project Administration	<p>All construction projects shall be administered by the College President or designee.</p> <p>The College President or designee shall keep the Board informed concerning construction projects and also shall provide information to the general public.</p>
Final Payment	The College District shall not make final payments for construction or the supervision of construction until the work has been completed and the College District has accepted the work.
Public / Private Partnerships	The College President shall establish publicly available administrative guidelines that comply with Chapter 2267 of the Texas Government Code before requesting or considering a proposal for a qualifying project. The administrative guidelines shall be reviewed by the Board and shall encourage a transparent process of public competition, maintain appropriate public control and ownership, protect the public's interest, maintain accountability, and result in the selection of projects that provide greater effectiveness or efficiency that would not otherwise exist. Selected projects shall be approved by the Board. [See also GL series]