

Compliance with Law

The Superintendent shall establish procedures that ensure that all school facilities within the District comply with applicable laws and local building codes.

Construction Contracts

The construction manager-at-risk project delivery method shall be deemed the project delivery/contract award method providing the best value to the District for construction projects valued at or above \$100,000. If another method is deemed to provide the best value to the District for a particular construction project, the Superintendent or designee shall submit a recommendation for the Board to consider, determine, and approve, prior to advertising, the project delivery/contract award method. [See CV series generally and CBB(LEGAL) for requirements if federal funds are involved.]

For construction projects valued below \$100,000, the Superintendent shall determine the project delivery/contract award method that provides the best value to the District.

Approval Authority

For construction contracts valued at or above \$100,000, the Superintendent shall also 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 Superintendent and consistent with law and policy. [See also CH and CBB(LEGAL)]

Note: For provisions regarding delegation of authority for construction contracts in the event of a catastrophe, emergency, or natural disaster affecting the District, see CH(LOCAL).

Change Orders

Change orders permitted by law shall be approved prior to any changes being made in the approved plans or the actual construction of the facility.

Change orders valued at or above \$100,000 shall require Board approval. However, if the Superintendent determines that such prior approval unreasonably delays construction, the Superintendent is authorized to approve the change orders, and the Board at the earliest opportunity shall ratify the change orders.

Change orders permitted by law valued less than \$100,000 shall be approved by the Superintendent prior to any changes being made in the approved plans or the actual construction of the facility.

Project Administration

All construction projects shall be administered by the Superintendent or designee.

The Superintendent shall keep the Board informed concerning construction projects and also shall provide information to the general public.

Final Payment

The District shall not make final payments for construction or the supervision of construction for projects valued at \$1,000,000 or more, until the work has been completed and the Board has accepted the work. For all projects valued at less than \$1,000,000, final payments for construction or the supervision of construction shall not be made until the work has been completed and the Superintendent or designee has accepted the work.

Delegation of Authority to Superintendent

The following types of contracts and legal documents shall not require Board approval, and the Board delegates to the Superintendent the authority to execute these documents on behalf of the District as the property owner:

1. Utility and other infrastructure easements or dedications for the provision of utility services to campus facilities;
2. Utility commitment letters and service agreements with public utility providers; and
3. Plats that do not cover public road easements or right-of-way dedications.