

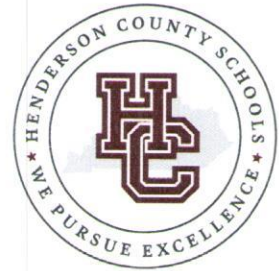
HENDERSON COUNTY SCHOOLS

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www.henderson.kyschools.us

Dr. Bob Lawson, Superintendent



TO: Bob Lawson, Superintendent and
School Board Members

From: Chad Thompson 

Date: Monday December 16, 2024

RE: Bid Recommendation for Construction Management for HVAC
Replacement

Request for proposals were sent to Construction Management firms for the HVAC replacement project at South Middle School. After reviewing the proposal from Codell Construction, we believe that their Construction Management Services are well-suited to meet our needs. Codell Construction's commitment to communication, attention to detail, and experience in managing projects start to finish in educational settings makes them qualified. We would like to recommend Codell Construction as the preferred Construction Management Service for the SMS HVAC project.

HENDERSON COUNTY BOARD OF EDUCATION
1805 SECOND STREET
HENDERSON, KY 42420

Tabulation Sheet
RFP Construction Management For SMS HVAC
Bid # 18-24-5-12

Construction Management	Codell Construction	Garmong
Provided comparable projects from past three years	✓	
Provided previous projects budget and final cost.	✓	No Bid
References provided	✓	
Summary Provided	✓	
Sub- Consultants list (if any)	✓	
Company Address	4475 Rockwell Road Winchester, KY 40391	
Phone	859-744-2222	
Principal in Charge	James C Codell	
E-mail	jcodell@codellconstruction.com	
Designated Contact	Olivia Montgomery	
E-mail	omontgomery@codellconstruction.com	

SUMMARY STATEMENT

Provide a summary statement, of not more than one page, which summarizes the reasons you feel your firm is best qualified for this project.

Codell Construction is pleased to offer our Construction Management Services to Henderson County Schools for the South Middle School HVAC Replacement. The construction of school facilities is an exciting endeavor, and selecting a Construction Management firm with the familiarity of the KDE process, experience in managing the project team and skill to construct your facility is paramount. We feel that having a true Construction Manager who does not self-perform any work on the project or have any contractual relationship with the trade contractors is the best method of preserving the quality of work.

Codell's history of constructing and renovating educational facilities throughout Kentucky is unparalleled, having successfully completed well over one hundred fifty KDE projects. Repeat work for our clients is the result of performing with each school district's best interest in mind. Our services of estimating, value engineering and budget control ensure that projects are completed in the most cost-effective manner possible. Our team of onsite Superintendents and Project Managers deliver working facilities that exceed expectations of quality. Schedule adherence is maintained by holding weekly and monthly meetings onsite with the owner, designer and contractors to regularly evaluate the overall status of the project. Additionally, direct communication between our Accounting Staff and the district Finance Department results in proper administration of funds. This collaborative mindset creates a team atmosphere with the ultimate goal of providing a state-of-the-art educational facility that will serve the students and staff of South Middle School for generations. We look forward to the opportunity to serve the District as Construction Manager for your upcoming project.

FREQUENTLY ASKED QUESTIONS

Will Codell assign someone to the job site full-time?

*Absolutely! Codell's Project Superintendent will be on the project job site **full-time**.*

How does Codell's team ensure the project is completed on time?

Codell incorporates the Construction Phase Schedule into the front-end documents meaning all Contractors see the Schedule prior to bidding the project. Each bidder is aware of the durations allotted for items of work. Unique to Codell, the Construction Schedule is then made part of the Contract Agreement; therefore, the Contractors are required to provide proper manpower to meet the durations allotted for their items of work, as the Schedule contractually binding.

How does Codell help the Owner track the cost?

Codell has several financial reports that are provided to the Owner monthly. We strive to establish a relationship with the Owner's Finance Department that will enable sharing of all project cost information so that the Owner, Design Team, and Codell are always aware of the balance of project funds.

Who from Codell will be the primary contact and attend School Board Meetings?

Codell's Project Manager will be your primary contact. They will attend School Board Meetings and provide progress reports.

How will Codell make the Board aware of Change Orders?

Change Order or changes in scope arise through Proposal Requests (PR) or Architect's Supplemental Instructions (ASI), Codell's Project Superintendent will record and distribute the documents to all contractors, as well as the School Board. This will be the first notification of a potential cost impact. Codell maintains a log of all such documents and their status. This log is reviewed at each Monthly Management Meeting with the Contractors, Owner and Design Team. The Project Superintendent will collect all pricing for scope changes which will then be reviewed by the Project Manager. Next, the pricing is reviewed by the Design Team. Once Codell and the Design Team have agreed on the validity of the pricing, Codell will prepare a formal Change Order for review. All back-up, along with the AIA Change Order form and KDE Supplemental Form will be presented to the Board for signature if approved.