

**CONSENT AGENDA ITEM
BOARD MEETING
August 27, 2019**

TOPIC: APPROVE AUTHORIZATION TO ENTER INTO A CONTRACT WITH A CONSTRUCTION MANAGER AT RISK FOR PRE-CONSTRUCTION SERVICES FOR YOUNG MEN'S LEADERSHIP ACADEMY ADDITION/ RENOVATIONS JOB NO. 083-131 (RFQ #19-091) IN CONJUNCTION WITH THE 2017 CAPITAL IMPROVEMENT PROGRAM

BACKGROUND:

Pursuant to the provisions of Texas Government Code Chapter 2269, Subchapter F, The District issued a Request for Qualifications (RFQ) to select, via the two-step process, a Construction Manager-at-Risk ("CMAR") firm for the Young Men's Leadership Academy Addition / Renovations project with the following schedule of events:

First Advertisement	February 25, 2019
Second Advertisement	March 4, 2019
Pre-Proposal Conference – 2:00pm CST	Thursday, March 7, 2019
Deadline for Questions – 2:00pm CST	Wednesday, March 13, 2019
Addendum Posted	Tuesday, March 19, 2019
Deadline to Receive Qualifications – Prior to 10:00am CST	Tuesday, March 26, 2019
Evaluation Meeting	Tuesday, April 2, 2019
Issue Step 2 to Short List (Schedule Interviews)	Tuesday, April 2, 2019
Receive Step 2 - GC's & Fees	Friday, April 5, 2019
Interview Firms on Short List; Rank Submissions	Monday, April 8, 2019
Board Approval of CMAR Firm (Revised)	August 27, 2019

The District received 10 Statements of Qualifications, nine of which were compliant:

Balfour Beatty Construction, LLC
Bartlett Cocke General Contractors, LLC
Byrne - Potere - A Joint Venture
Con - Real Group
CZOT - MGS LLC
ICI Construction, Inc.
J E Dunn - Phillips/May JV
Reeder General Contractors, Inc.
Turner | Source Joint Venture

Step I – The Evaluation Committee evaluated and ranked each Statement of Qualifications submitted in relation to the selection criteria set forth in the RFQ. Four (4) firms were selected to move on to the Step II process:

Step II – The second step consisted of a Request for Proposal (“RFP”) process where the four (4) top ranked firms from Step I were invited to an interview and requested to provide a base fee, general conditions and pre-construction fee proposal (“Proposals”). One offeror was selected for the project in Step II as a result of the interview and specific project evaluation criteria including but not limited to the project specific qualifications and total fees as determined to provide the “best value” to the District and ranked as follows:

1. Turner | Source Joint Venture
2. J E Dunn - Phillips/May JV
3. Byrne - Potere - A Joint Venture
4. Con - Real Group

In accordance with Texas Government Code §2269.155, should the first ranked contractor fail or otherwise decline to enter into a contract, the District shall formally end negotiations and proceed into negotiations with the next contractor as ranked until an agreement is reached or contract rebid.

STRATEGIC GOAL:

2-Improve Operational Effectiveness and Efficiency

ALTERNATIVES:

1. Approve Authorization To Enter Into A Contract With A Construction Manager At Risk For Pre-Construction Services For Young Men's Leadership Academy Addition/Renovations Job No. 083-131 (RFQ #19-091) In Conjunction With The 2017 Capital Improvement Program
2. Decline to Approve Authorization To Enter Into A Contract With A Construction Manager At Risk For Pre-Construction Services For Young Men's Leadership Academy Addition/Renovations Job No. 083-131 (RFQ #19-091) In Conjunction With The 2017 Capital Improvement Program
3. Remand to staff for further study

SUPERINTENDENT’S RECOMMENDATION:

Approve Authorization To Enter Into A Contract With A Construction Manager At Risk For Pre-Construction Services For Young Men's Leadership Academy Addition/Renovations Job No. 083-131 (RFQ #19-091) In Conjunction With The 2017 Capital Improvement Program

FUNDING SOURCE

Additional Details

CIP 2017

671-81-6629-B39-083-99-000-083131

COST:

Not to Exceed \$40,000

VENDOR:

Turner | Source Joint Venture

PURCHASING MECHANISM

Bid/RFP/RFQ

Bid/Proposal Statistics

Bid Number: 19-091

Number of Bid/Proposals Received: 10

Number of Compliant Bid/Proposals Received: 9

Joint Venture Firms: 5

HUB Firms: 8

Purchasing Support Documents Needed:

- Bid – Bid Summary / Evaluation
- Inter-Local (IL) – Price Quote and IL Contract Summary Required
- Sole Source – Price Quote and Notarized FWISD Sole Source Affidavit
- Emergency – Price Quote and Emergency Affidavit

PARTICIPATING SCHOOL/DEPARTMENTS

Capital Improvement Program

TEA #083 Young Men's Leadership Academy

RATIONALE:

In accordance with Board Policy CV (LOCAL), the Superintendent selected construction manager at risk as the project delivery/contract award method to be used for this project. The Contractor offering the base value, in accordance with Texas Government Code §2269.151, will be selected to enter into a contract to provide these construction services.

INFORMATION SOURCE:

Vicki Burris

FWISD 2017 CIP
Construction Manager At Risk
Committee Total
Bid #19-091 YMLA

Construction Evaluation Committee			Maximum Available Points per Category	Balfour Beatty Construction, LLC	Bartlett Cocke General Contractors, LLC	Byrne - Potere	Con - Real Group	CZOT - MGS LLC	ICI Construction, Inc.	J E Dunn - Phillips May JV	Reeder General Contractors, Inc.	Turner - Source
References			5	3.85	1.00	2.00	4.00	2.45	0.95	3.85	3.65	3.63
Average Score for Evaluators A, B, C, D	2	Introduction & Firm Profile (Tab 1 and Tab 2)	5	4.75	5.00	5.00	5.00	4.75	4.00	5.00	5.00	4.75
	3	Qualifications for K-12 CMAR Projects (Tab 3)	15	13.00	12.25	13.50	12.50	11.00	7.75	12.25	11.75	13.50
	4	Relevant Experience (Tab 4)	10	9.25	6.50	6.75	7.38	5.75	5.13	8.00	7.50	8.75
	5	Method of Approach (Tab 5)	10	9.00	8.00	7.88	8.25	7.25	5.38	8.25	8.50	9.00
	6	Method of Approach - Schedule (Tab 5)	5	4.50	4.50	5.00	5.00	5.00	3.50	4.38	4.25	5.00
	7	Method of Approach - Safety (Tab 5)	5	5.00	4.50	5.00	5.00	5.00	3.00	5.00	4.75	5.00
	8	Pre-Construction Services (Tab 6)	15	12.00	12.00	14.25	12.50	11.75	7.75	12.50	12.00	14.00
	9	Construction Services (Tab 7)	10	9.00	9.50	9.50	9.25	8.25	5.25	9.50	7.75	9.25
	10	QA/QC and Best Practices (Tab 8)	5	4.75	4.50	4.75	5.00	4.50	2.50	4.25	4.75	4.50
	11	Budget and Cost Control (Tab 9)	3	2.25	2.75	2.25	2.75	2.75	1.50	2.50	2.75	2.88
	12	Responsiveness	3	3.00	3.00	3.00	3.00	3.00	2.50	3.00	3.00	3.00
	13	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	14	N/A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Commitment to HUB Goal			1	1.00	1.00	1.00	1.00	0.50	1.00	1.00	1.00	1.00
Project Joint Venture with certified HUB firm			5	0.00	0.00	2.50	3.50	3.00	0.00	3.00	0.00	3.50
Past historical HUB utilization			3	0.00	1.00	3.00	1.00	3.00	2.00	3.00	1.00	2.00
N/A			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Scores (Out of 100 Possible Points)			100	81.35	75.50	85.38	85.13	77.95	52.21	85.48	77.65	89.76
Rank				5	8	3	4	6	9	2	7	✓ 1

**Construction Manager At Risk
Pricing Worksheet
Bid #19-091 YMLA**

High total:	4,476,136.00
Low total:	2,627,569.00
Bid Spread:	1,848,567.00

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FWISD 2017 CIP
Construction Manager At Risk
Overall Total
Bid #19-091 YMLA

Number of Step Two Interviewers=> 6

Construction Evaluation Committee			Maximum Available Points per Category	J E Dunn - Phillips/May JV	Byrne - Potere - A Joint Venture	Turner Source Joint Venture	Con - Real Group	
STEP ONE SCORES			100	85.48	85.38	89.76	85.13	
STEP ONE RANK				2	3	1	4	
STEP TWO								
Pricing			20	17.47	19.20	20.00	5.93	
Respondant Interview								
Interviewers Scores A, B, C, D, E, F	1	Interview Evaluator A	30	22.50	7.50	30.00	15.00	
	2	Interview Evaluator B	30	7.50	15.00	30.00	22.50	
	3	Interview Evaluator C	30	7.50	15.00	30.00	22.50	
	4	Interview Evaluator D	30	22.50	7.50	30.00	15.00	
	5	Interview Evaluator E	30	15.00	7.50	30.00	22.50	
	6	Interview Evaluator F	30	22.50	15.00	30.00	7.50	
	7							
INTERVIEW AVERAGE SCORE			30	16.25	11.25	30.00	17.50	
STEP TWO SCORES			50	33.72	30.45	50.00	23.43	
STEP TWO RANK				2	3	1	4	
STEP ONE & TWO CONSOLIDATION								
STEP ONE SCORES			100	85.48	85.38	89.76	85.13	
STEP TWO SCORES			50	33.72	30.45	50.00	23.43	
GRAND TOTAL SCORES			150	119.20	115.83	139.76	108.56	
FINAL RANK				2	3	1	4	
Difference from Highest Total Score				20.56	23.93	0.00	31.20	
Difference from next higher score				20.56	3.37	0.00	7.27	