

Office of the Superintendent of Schools
Board Meeting of June 14, 2021

APPROVED BY

May 25, 2021

JUN 14 2021

Office of Finance
Janet C. Robles, Chief Financial Officer



BOARD OF TRUSTEES

SUBJECT: AWARD BEST VALUE CONTRACTOR (SCOGGINS CONSTRUCTION) FOR THE PSJA ISD LBJ MIDDLE SCHOOL ADDITIONS AND RENOVATIONS COMPETITIVE SEALED PROPOSAL # 20-21-044 AND AUTHORIZE THE SUPERINTENDENT TO EXECUTE THE CONTRACT FOR CONSTRUCTION FOR THE 2020-2021 SCHOOL YEAR

The purpose of this agenda item is to award the Best Value Contractor (Scoggins Construction) for PSJA ISD LBJ Middle School Additions and Renovations Competitive Sealed Proposal # 20-21-044 and authorize the Superintendent to execute the contract for construction not to exceed \$12,128,787 for the 2020-2021 school year.

The attachment reflects the value engineering tabulation on the advertised proposal.

The District’s Construction Team is recommending adding an alternate of \$350,000 to replace the HVAC equipment and controls in compliance with ASHRAE Coronavirus Standards 62.1 air quality requirements to be reimbursed from Federal ESSER Funding.

Best Value Negotiated Contract Proposal pricing is as follows:

Contractor Original Cost Proposal		\$11,150,000
Less Value Engineering Amount		\$ (221,500)
Add HVAC equipment and HVAC controls for an existing classroom wing		<u>\$ 350,000</u>
Revised Construction Cost		\$11,278,500
Project soft Costs (Architect, Fees)	\$736,710 (Architect 6%) + \$113,577 (Soft Cost)	<u>\$ 850,287</u>
Total Project Costs		\$12,128,787
Less Total Project Budget		<u>\$(9,972,107)</u>
Project Budget Variance		\$ 2,156,680

We anticipate potentially making up this variance with ESSER III Funds as follows, if approved by TEA:

ESSER Reimbursement LBJ HVAC Project		\$ (500,000)
ESSER Reimbursement Memorial & PSJA ECHS HVAC Project	Project HVAC Design Costs	<u>\$(2,000,000)</u>
Projected ESSER Recovery Variance for ECHS Projects		\$ (693,320)

Based upon the evaluation of the District’s Construction Team, the recommendation is to approve Scoggins Construction as the Best Value Contractor for the final proposed price of \$12,128,787 and to authorize the Superintendent to execute a contract not to exceed \$12,128,787.00.

THIS ITEM DOES NOT ESTABLISH, MODIFY OR DELETE BOARD POLICY OR ADMINISTRATIVE PROCEDURE.

RECOMMEND: That the Board of Education award the Best Value Contractor (Scoggins Construction) for PSJA ISD LBJ Middle School Additions and Renovations Competitive Sealed Proposal # 20-21-044 and authorize the Superintendent to execute the contract for construction not to exceed \$12,128,787 for the 2020-2021 school year, effective June 15, 2021.

BOARD AGENDA MEMORANDUM

Meeting: June 14, 2021

From: Janet Robles, Chief Financial Officer

Agenda Item Name: Award Best Value Contractor (Scoggins Construction) for the PSJA ISD LBJ Middle School Additions and Renovations Competitive Sealed Proposal # 20-21-044 and Authorize the Superintendent to execute the contract for construction for the 2020-2021 school year

Recommendation: That the Board of Education award Best Value Contractor (Scoggins Construction) for the PSJA ISD LBJ Middle School Additions and Renovations Competitive Sealed Proposal # 20-21-044 and Authorize the Superintendent to execute the contract for construction for the 2020-2021 school year

Fiscal Impact: \$12,128,787

Budget Source: Construction Fund and Esser III reimbursement funds if received

District Priority – Choose from dropdown menu below:

SD Lever: Health, Safety, & Services

Measure of Impact: Award Best Value Contractor (Scoggins Construction) for the PSJA ISD LBJ Middle School Additions and Renovations Competitive Sealed Proposal # 20-21-044 and Authorize the Superintendent to execute the contract for construction for the 2020-2021 school year

Timeline: 2020-2021 School Year

Administrative Considerations: That the Board of Education award Best Value Contractor (Scoggins Construction) for the PSJA ISD LBJ Middle School Additions and Renovations Competitive Sealed Proposal # 20-21-044 and Authorize the Superintendent to execute the contract for construction for the 2020-2021 school year

Background Information: Project will consist of a replacement cafeteria and kitchen with additional square footage to accommodate the growing student enrollment. The project will also include the addition of a New practice gym to match other middle schools in the district. Also included is a new classroom wing to replace the oldest classroom wing remaining on campus and provide additional classroom spaces. The existing small practice gym will be renovated into a Fine Arts building to accommodate dance, drama, and choir and art.

Contact Person(s):
Janet Robles, Chief Financial Officer

Attachments:
Value Engineering Tabulation

**LBJ Additions & Renovations Phase II-Project Costs-Value Engineering, and ESSER Funding
Best Value Contractor: Scoggins Construction Co., Inc.
Revised Tuesday- June 8th, 2021**

No.	Item	Proposed Credit	Accepted
1	Delete Terrazzo Flooring at Cafeteria	\$ (120,000.00)	
2	ADD VCT flooring and rubber base at Cafeteria	\$ 16,000.00	
3	Delete Terrazzo Flooring at Corridors	\$ (80,000.00)	
4	Add VCT flooring and rubber base at Corridors	\$ 9,000.00	
5	Roofing- Remove SBS Base Sheet	\$ (32,150.00)	
6	Electrical fixture VE and Gear Package	\$ (20,000.00)	
7	Modify Electrical Feeders from Copper to Aluminum	\$ (70,000.00)	
8	Provide MC Cable in walls in lieu of rigid conduit	\$ (19,000.00)	\$ (19,000.00)
9	Special Systems UG 90's GRC to PVC	\$ (6,500.00)	\$ (6,500.00)
10	Modify landscaping - Plant/tree Sizes and Hydromulch in lieu of Sod	\$ (11,000.00)	\$ (11,000.00)
11	Change HVAC Control contractor from ClimaTech to Automated Logic	\$ (110,000.00)	\$ (110,000.00)
12	AHU- Redundant Fan on select AHU, single fans in lieu of spec	\$ (6,000.00)	\$ (6,000.00)
13	Delete UV Light from AHU	\$ (13,000.00)	
14	Delete Ionizers from AHU	\$ (4,000.00)	
15	VAV boxes- change to SCR electric heat, staged electric heat	\$ (4,000.00)	\$ (4,000.00)
16	Grilles remove the OBD from supply grilles	\$ (1,000.00)	
17	Deduct height of the gym 64"	\$ (40,000.00)	\$ (40,000.00)
18	Deduct kitchen equipment- Let district Bid out separate-GC connection	\$ (367,000.00)	
19	Deduct radius trench grate at Student Courtyard	\$ (100,000.00)	
20	VaV boxes- change to SCR electric heat, staged electric heat	\$ (25,000.00)	\$ (25,000.00)
	Value Engineering Totals	\$ (1,003,650.00)	\$ (221,500.00)
	General Contractor Original Proposal		\$ 11,150,000.00
	Less Value Engineer Amount Accepted		\$ (221,500.00)
	Add HVAC equipment and HVAC controls for an existing classroom wing		\$ 350,000.00
	Total Construction Cost		\$ 11,278,500.00
	Add Soft Costs (Architect \$645,420, Fees \$204,867)		\$ 850,287.00
	Total Project Cost		\$ 12,128,787.00
	PSJA ISD Total Project Budget		\$ (9,972,107.00)
	Amount over Budget		\$ 2,156,680.00
	FEDERAL ESSER FUNDING		
	Estimated ESSER Funding Reimbursement (LBJ Phase II Project)		\$ 850,000.00
	Estimated ESSER Funding Reimbursement (Memorial & PSJA ECHS HVAC Project)		\$ 2,000,000.00
	Net ESSER Recovery Credit Balance for future projects		\$ (693,320.00)

PHARR-SAN JUAN-ALAMO I.S.D.
 PSJA ISD LBJ MIDDLE SCHOOL ADDITIONS AND RENOVATIONS COMPETITIVE SEALED PROPOSAL (CSP) # 20-21-044
 CSP OPENING: APRIL 15, 2021 @ 4:00P.M.

CRITERIA	Max.	Econ Group, LLC.	Hochemont, Ltd.	NM Contracting, LLC.	Peacock General Contractor	Scoggins Construction Co., Inc.	Terra Fuerte Construction LLC.
	Points						
Offeror's Proposed Price	\$\$\$ 65	\$ 11,550,000.00 51.21	\$ 12,100,000.00 48.88	\$ 10,487,300.00 56.40	\$ 11,336,000.00 52.18	\$ 11,150,000.00 53.05	\$ 9,100,000.00 65.00
Offeror's Time Line to complete the Project	1	1.00	1.00	1.00	1.00	1.00	1.00
	# of CALENDAR DAYS	365 CALENDAR DAYS	365 CALENDAR DAYS	365 CALENDAR DAYS	365 CALENDAR DAYS	365 CALENDAR DAYS	365 CALENDAR DAYS
Offeror's Sub-Contractor's List	3	2.50	2.50	3.00	3.00	2.50	1.00
Offeror's Sub-Contractor's List by 12:00p.m. (noon) on the following day after bid opening.							
Offeror's Experience with Commercial Projects	14	12.00	11.00	7.00	8.00	13.00	0.00
Offeror's experience with Commercial Projects of similar size, scope and/or complexity.							
Offeror's Experience with PSJA ISD Projects	2	1.32	1.32	0.66	1.32	1.32	0.00
Offeror's experience with PSJA ISD Projects of similar size, scope and/or complexity.							
Reputation & Quality of the Contractor/Owner, Architect/Engineer and Sub-Contractors	10	3.52	3.16	3.44	3.60	3.44	1.86
Reputation and quality of the Contractor from the Owner and of the vendors' goods and services.		2.00	2.00	2.00	2.00	2.00	0.00
Reputation and quality of the Contractor from the Architect/Engineer and of the vendors' goods and services.		2.00	2.00	2.00	2.00	2.00	1.00
Reputation and quality of the Contractor from the Sub-Contractor and of the vendors' goods and services.		2.00	2.00	2.00	2.00	2.00	0.00
Offeror's Certified as a Historically Underutilized Business (HUB)	2	0.00	2.00	2.00	2.00	0.00	0.00
Offeror's is Certified by Texas Building and Procurement Commission as a Historically Underutilized Business (HUB)		NO	YES	YES	YES	NO	NO
Subtotal of Criteria 1-7 Points Above	97	77.55	75.86	79.50	77.10	80.31	69.86
Offeror's Presentation to the School Board Members > \$2,000,000	3						
If estimated value of construction is greater than \$2,000,000 (subject to any other project recommended by the Board) a presentation to the School Board Members will be made.							
Grand Total of ALL Points	100						