

ACTION AGENDA ITEM
BOARD MEETING
December 14, 2021

TOPIC: **APPROVE AUTHORIZATION FOR SUPERINTENDENT, OR DESIGNEE, TO ENTER INTO A CONTRACT WITH A SELECTED OWNER'S REPRESENTATIVE FOR PROGRAM MANAGEMENT SERVICES FOR THE 2021 CAPITAL IMPROVEMENT PROGRAM (RFQ 22-040)**

BACKGROUND:

The Fort Worth ISD Board of Education approved a resolution on Tuesday, August 10 calling for a bond election of \$1,490,400,000. The election will be held November 2, 2021 and will not result in a property tax rate increase. However, the voters only passed Proposition A on November 2, 2021, for an amount of \$1,211,000,000 for the construction, renovation, acquisition, and equipment of school buildings in the District. This includes upgrades to middle schools as well as the construction of a new elementary school.

On September 20, 2021, the District released a Request for Qualifications (RFQ) Number: 22-040 for the 2021 Capital Improvement Program Owner's Representative (OR). The services requested in the RFQ are contingent upon voter approval.

On October 8, 2021, the District received 1 proposal in response to the RFQ. On October 26, 2021, the Board approved authorization for the superintendent or designee to qualify and rank qualified firms and to negotiate terms and conditions of a contract.

On October 29, 2021 interviews were conducted using the District's evaluation criteria. The next step of the evaluation/selection process required the top ranked firm to submit its plan for complying with the District's HUB program. Following the approval of the HUB plan, the evaluation/selection committee then proceeded with formal negotiations with the top ranked firm in accordance with Government Code Sec. 2254.003, which states that selection and award will be:

1. On the basis of demonstrated competence and qualifications to perform the services; and
2. For a fair and reasonable price.

The Capital Improvement Program (CIP) seeks authorization from the Board to enter into a contract with a selected Owner's Representative to provide program management services for the 2021 Capital Improvement Program. If for some reason the District fails to enter into an agreement, then CIP shall formally end negotiations with the selected firm and the RFQ for Owner's Representative Services will be reposted.

STRATEGIC GOAL:

2 - Improve Operational Effectiveness and Efficiency

ALTERNATIVES:

1. Approve Authorization for Superintendent, or Designee, to Enter into a Contract with a Selected Owner's Representative for Program Management Services for the 2017 Capital Improvement Program (RFQ 22-040)
2. Decline to Approve Authorization for Superintendent, or Designee, to Enter into a Contract with a Selected Owner's Representative for Program Management Services for the 2017 Capital Improvement Program (RFQ 22-040)
3. Remand to Staff for Further Study

SUPERINTENDENT'S RECOMMENDATION:

Approve Authorization for Superintendent, or Designee, to Enter into a Contract with a Selected Owner's Representative for Program Management Services for the 2017 Capital Improvement Program (RFQ 22-040)

FUNDING SOURCE: *Additional Details*

CIP 2021 Not Applicable

COST:

Not-to-Exceed - \$49,960,000

VENDOR:

PROCEDEO Group JV

PURCHASING MECHANISM:

Bid/RFP/RFQ

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(S)/DEPARTMENT(S)/EDUCATIONAL ENTITY:

Capital Improvement Program

RATIONALE:

The District is seeking an Owner's Representative (OR) to work with District staff to manage the 2021 Capital Improvement Program from planning until the closeout process is complete on all projects.

INFORMATION SOURCE:

Vicki Burris

RFQ 22-040

OWNERS REPRESENTATIVE FOR THE 2021 CIP

Committee OVERALL Total-

Evaluation Committee		Maximum Available Points per Category	PROCEDEO GROUP JV	Company #2	Company #3	Company #4	
STEP ONE SCORES		100	82.40	0.00	0.00	0.00	
STEP ONE RANK			1	2	2	2	
STEP TWO							
Respondant Interview							
Interviewers Scores A,B,C,D	1	Interview Evaluator A	40	38.00	0.00	0.00	0.00
	2	Interview Evaluator B	40	38.00	0.00	0.00	0.00
	3	Interview Evaluator C	40	32.00	0.00	0.00	0.00
	4	Interview Evaluator D	40	35.00	0.00	0.00	0.00
INTERVIEW AVERAGE SCORE		40	35.75	0.00	0.00	0.00	
STEP TWO RANK			1	2	2	2	
STEP ONE & TWO CONSOLIDATION							
STEP ONE SCORES		100	82.40	0.00	0.00	0.00	
STEP TWO SCORES		40	35.75	0.00	0.00	0.00	
GRAND TOTAL SCORES		140	118.15	0.00	0.00	0.00	
FINAL RANK			1	2	2	2	