

**CONSENT AGENDA ITEM**  
**BOARD MEETING**  
**March 22, 2022**

**TOPIC: APPROVE AUTHORIZATION TO ENTER INTO A CONTRACT WITH A GENERAL CONTRACTOR FOR WESTPARK RELIEF ELEMENTARY SCHOOL (CSP 22-042) IN CONJUNCTION WITH THE 2021 CAPITAL IMPROVEMENT PROGRAM**

**BACKGROUND:**

As a result of the 2021 Bond Election, the District issued a Request for Competitive Sealed Proposals (CSP 22-042) with the following schedule of events:

<b>Event</b>	<b>Date</b>
CSP Issued	January 10, 2022
Pre-Proposal Meeting	January 20, 2022
Proposals Due	February 10, 2022
Evaluation Meeting	February 17, 2022

On February 10, 2022, the District received seven (7) CSP's from firms in response to the solicitation. Six (6) of the proposals were deemed responsive and compliant with the CSP requirements. On February 17, 2022, the six (6) proposals were evaluated and ranked as follows:

1. Imperial | Morales JV6
2. Sedalco-SMR, A Joint Venture
3. Construction Zone of Texas, LLC
4. SFP2, a Joint Venture, LLC
5. Reeder + Summit JV
6. Northridge Construction Group-Cooper Construction JV

Therefore, we are recommending Imperial | Morales JV6 in accordance with Texas Government Code Section 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 General Contractor for Westpark Relief Elementary School (CSP 22-042) in Conjunction with the 2021 Capital Improvement Program
2. Decline to Approve Authorization to Enter into a Contract with a General Contractor for Westpark Relief Elementary School (CSP 22-042) in Conjunction with the 2021 Capital Improvement Program
3. Remand to Staff for Further Study

**SUPERINTENDENT’S RECOMMENDATION:**

Approve Authorization to Enter into a Contract with a General Contractor for Westpark Relief Elementary School (CSP 22-042) in Conjunction with the 2021 Capital Improvement Program

**FUNDING SOURCE:**

*Additional Details*

CIP 2021	661-81-6629-B39-256-99-000-256131.....	\$44,100,000
	661-81-6629-B40-256-99-000-256131.....	\$900,000

**COST:**

Not-to-Exceed - \$45,000,000

**VENDOR:**

Imperial | Morales JV6

**PURCHASING MECHANISM:**

**Bid/RFP/RFO**

***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 Department

**RATIONALE:**

In accordance with Board Policy CV(LOCAL), the Superintendent selected competitive sealed proposals as the project delivery/contract award method to be used for this project. The Contract offering the best value, in accordance with Texas Government Code Section 2269.151, will be selected to enter into a contract to provide these construction services.

**INFORMATION SOURCE:**

Vicki Burris

**FWISD 2021 CIP  
Competitive Sealed Proposals  
Committee Member Evaluation Sheet  
Bid #22-042 Westpark ESJob #256-131**

			A	B	C	D	E	F
Construction Evaluation Committee		Maximum Available Points per Category	Construction Zone of Texas, LLC	SFP2, a Joint Venture, LLC	Imperial   Morales, JV6	Reeder + Summit JV	Northridge Construction Group - Cooper Construction JV	Sedalco-SMR, A Joint Venture
Purchase Price (1a.)		45	45.00	42.93	44.18	41.31	36.08	44.08
References (2a.)		5	3.00	4.60	4.00	3.85	3.70	3.80
Safety Record 3a		5	3.00	2.00	3.00	2.00	2.00	2.00
Average Score for Evaluators A, B, C, D	Project team & management approach 3b	7	4.00	5.75	6.50	4.50	3.25	6.25
	Relevant Experience 4a	10	5.75	6.75	8.75	6.00	4.50	7.50
	Schedule & Phasing Plan 4b	5	4.00	3.00	4.75	3.50	3.00	4.75
HUB		20	18.50	17.25	17.00	9.00	15.25	18.00
Financial Status of the Vendor (6a.)		3	0.00	0.00	1.00	2.00	2.00	2.00
<b>Total Scores (Out of 100 Possible Points)</b>		<b>100</b>	83.25	82.28	89.18	72.16	69.78	88.38
Rank			3	4	✓ 1	5	6	2
Difference from Highest Total Score			5.93	6.90	0.00	17.02	19.40	0.80
Difference from next higher score			5.13	0.97	0.00	10.12	2.38	0.80