

CONSENT AGENDA ITEM
BOARD MEETING
April 25, 2023

TOPIC: APPROVE AUTHORIZATION TO ENTER INTO A CONTRACT WITH A CONSTRUCTION MANAGER AT RISK FOR PRE-CONSTRUCTION SERVICES FOR WORKFORCE-BASED HIGH SCHOOL AT COMO MONTESSORI (RFQ #23-009) IN CONJUNCTION WITH THE 2021 CAPITAL IMPROVEMENT PROGRAM

BACKGROUND:

Pursuant to the provisions of Texas Government Code Chapter 2269, Subchapter F, the District issued a Request for Qualifications ([RFQ] #23-009) to select, via the two (2) step process, a Construction Manager-at-Risk (CMAR) firm for the Workforce Based High School at Como Montessori Renovation project with the following schedule of events:

First Advertisement	January 17, 2023
Second Advertisement	January 24, 2023
Pre-Proposal Conference	February 9, 2023
Deadline for Questions – 2:00pm CST	February 10, 2023
Deadline to Receive Qualifications	February 14, 2023
Issue Step 2 to Short List	March 23, 2023
Receive Step 2	March 27, 2023
Interview Firms on Short List; Rank Submissions	March 28, 2023
Board Approval of CMAR Firm	April 25, 2023

The District received four (4) Statements of Qualifications from the following Firms:

Hill & Wilkinson General Contractors
 Imperial Construction Inc. / Post L JV*
 Phillips/May Corporation *
 Teinert Construction Inc.

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

Hill & Wilkinson General Contractors
 Imperial Construction Inc.
 Phillips/May Corporation
 Teinert Construction Inc.

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). 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. Teinert Construction, Inc.
2. Imperial Construction, Inc. / Post L JV *
3. Hill & Wilkinson General Contractors
4. Phillips/May *

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 Workforce Based High School at Como Montessori (RFQ #23-009) Renovations in Conjunction with the 2021 Capital Improvement Program
2. Decline to Approve Authorization to Enter into a Contract with a Construction Manager At Risk for Pre-Construction Services for Workforce Based High School at Como Montessori (RFQ #23-009) Renovations 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 Construction Manager At Risk for Pre-Construction Services for Workforce Based High School at Como Montessori (RFQ #23-009) Renovations in Conjunction with the 2021 Capital Improvement Program

FUNDING SOURCE: *Additional Details*

CIP 2021 661-81-6629-B39-021-99-000-021111

COST:

Not-to-Exceed - \$50,000

VENDOR:

To Be Determined

PURCHASING MECHANISM:

Bid/RFP/RFO

Bid/Proposal Statistics

Bid Number: 23-009

Number of Bid/Proposals Received: 4

Number of Compliant Bid/Proposals Received: 4

Joint Venture Firms: 1

HUB Firms: 2

Purchasing Support Documents Needed:

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

Capital Improvement Program

Workforce Based High School at Como Montessori

RATIONALE:

In accordance with Board Policy CV (LOCAL), the Superintendent selected the 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:

Karen Molinar

Supplier Scoring Summary

23-009 Addendum 3 - RFQ for Selection of a CMAR Step 1 of 2 for TEA# 021 Workforce Based High School at Como Montessori - Cumulative Scores

Supplier	Rank		CIP 2021 CMAR Scoring													CIP 2021 CMAR Hub Eval			
	Rank	Score	Introduction and Firm P	Qualifications for a K12	Relevant Experience	References	Method of Approach	Method of Approach - S	Method of Approach - S	Pre-Construction Service	Construction Services	QA/QC and Best Practice	Budget and Cost Control	Responsiveness	HUB Criteria A	HUB Criteria B	HUB Criteria C	HUB Criteria D	
		100																	
Imperial Construction, Inc.	1	87.25	5.00	15.00	10.00	5.00	10.00	5.00	5.00	15.00	10.00	4.00	3.00	3.00	2.00	2.00	4.00	2.00	
Hill & Wilkinson General Contr	2	82.85	5.00	13.00	8.00	3.85	8.50	4.00	4.50	13.50	9.00	4.00	2.75	2.75	2.00	0.00	0.00	2.00	
Phillips_May Corporation	3	75.25	4.50	10.25	7.75	2.00	7.75	3.50	4.25	12.00	7.00	3.50	2.25	2.50	0.00	2.00	4.00	2.00	
Teinert Construction, Inc	4	75.25	4.50	11.75	7.50	3.00	8.50	4.25	4.25	12.75	7.75	3.50	2.75	2.75	0.00	0.00	0.00	2.00	

Supplier Scoring Summary

23-009 A - CSP for Selection of a CMAR Step 2 of 2 for TEA# 021 Workforce Based High School at Como Montessori - Cumulative

Supplier	Rank		CIP 2021 CMAR Scoring									
	Rank	Score	Pricing - Pre Constructible	Pricing - Proposed Const	Pricing - Proposed Const	Interview Question #1	Interview Question #2	Interview Question #3	Interview Question #4	Interview Question #5		
		50										
Teinert Construction, Inc	1	43.83	5.00	6.83	10.00	4.75	4.75	3.75	3.75	5.00		
Hill & Wilkinson General Contr	2	34.64	1.90	6.27	2.97	5.50	5.00	3.75	4.00	5.25		
Phillips_May Corporation	3	31.77	0.61	10.00	2.66	4.00	3.75	3.50	2.75	4.50		
Imperial Construction, Inc.	4	31.73	3.75	6.83	5.40	3.75	3.50	2.50	2.50	3.50		

Imperial Construction, Inc. 87.25 + 31.73 = 118.98 #2
Hill & Wilkinson General 82.85 + 34.64 = 117.49 #3
Phillips_May Corporation 75.25 + 31.77 = 107.02 #4
Teinert Construction, Inc 75.25 + 43.83 = 119.08 #1