

**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 W.C. STRIPLING MIDDLE SCHOOL 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 #23-010) to select, via the two (2) step process, a Construction Manager-at-Risk (“CMAR”) firm for the W.C. Stripling Middle School Renovation project with the following schedule of events:

| | |
|--|-------------------|
| First Advertisement | February 15, 2023 |
| Second Advertisement | February 22, 2023 |
| Pre-Proposal Conference | March 1, 2023 |
| Deadline for Questions | March 2, 2023 |
| Deadline to Receive Qualifications | March 7, 2023 |
| Issue Step 2 to Short List (Schedule Interviews) | March 24, 2023 |
| Receive Step 2 | March 29, 2023 |
| Interview Firms on Short List; Rank Submissions | March 31, 2023 |
| Board Approval of CMAR Firm | April 25, 2023 |

The District received five (5) Statements of Qualifications from the following Firms:

Cadence McShane Construction Company / Morales Construction JV *
Con-Real *
Sedalco, Inc. / Post L JV *
Rogers Obrien Construction Company / Chambers Engineering JV *
Steele & Freeman

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 five (5) firms were selected to move on to the Step II process:

Cadence McShane Construction Company / Morales Construction JV *
Con-Real *
Sedalco, Inc. / Post L JV*
Rogers Obrien Construction Company / Chambers Engineering JV *
Steele & Freeman

Step II – The second step consisted of a Request for Competitive Sealed Proposal (“CSP”) process where the five (5) 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”). Only four (4) of the invited firms submitted a response to 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. Sedalco, Inc. / Post L JV *
2. Cadence McShane Construction Company / Morales Construction JV *
3. Con-Real *
4. Rogers Obrien Construction Company / Chambers Engineering JV *

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 W.C. Stripling Middle School 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 W.C. Stripling Middle School 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 W.C. Stripling Middle School Renovations in Conjunction with the 2021 Capital Improvement Program

FUNDING SOURCE:

Additional Details:

CIP 2021

661-81-6629-B39-058-99-000-058101

COST:

No Cost

\$50,000.00

VENDOR:

To Be Determined

PURCHASING MECHANISM:

Bid/RFP/RFQ

Bid/Proposal Statistics

Bid Number: 23-010

Number of Bid/Proposals Received: 5

Number of Compliant Bid/Proposals Received: 4

Joint Venture Firms: 3

HUB Firms: 4

Purchasing Support Documents Needed:

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

Capital Improvement Program

W.C. Stripling Middle School

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

23-010 - RFQ for Selection of a CMAR Step 1 of 2 for TEA# 058 W.C. Stripling Middle School - Cumulative

| Supplier | Rank | Score | CIP 2021 CMAR Scoring | | | | | | | | | | | | | CIP 2021 CMAR Hub EV | | | |
|--------------------------------|------|-------|-------------------------|--------------------------|---------------------|------------|--------------------|--------------------|--------------------|-----------------------|-----------------------|-------------------------|-----------------------|----------------|----------------|----------------------|----------------|----------------|--|
| | | | Introduction and Firm F | Qualifications for a K12 | Relevant Experience | References | Method of Approach | Method of Approach | Method of Approach | Pre-Construction Serv | Construction Services | O&M/QC and Best Practic | Budget and Cost Contr | Responsiveness | HUB Criteria A | HUB Criteria B | HUB Criteria C | HUB Criteria D | |
| | | 100 | 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 | |
| SEDALCO, INC. | 1 | 91.25 | 4.75 | 13.75 | 9.50 | 2.00 | 9.25 | 4.75 | 4.75 | 14.00 | 9.25 | 3.75 | 2.75 | 2.75 | 2.00 | 2.00 | 4.00 | 2.00 | |
| Cadence McShane Construction C | 2 | 86.75 | 4.75 | 12.75 | 8.75 | 1.00 | 8.75 | 4.50 | 4.75 | 13.50 | 8.75 | 3.75 | 2.75 | 2.75 | 2.00 | 2.00 | 4.00 | 2.00 | |
| Steele & Freeman, Inc. | 3 | 83.30 | 4.75 | 13.25 | 8.00 | 2.30 | 9.00 | 4.75 | 4.75 | 13.00 | 8.75 | 3.25 | 2.75 | 2.75 | 2.00 | 2.00 | 0.00 | 2.00 | |
| Con-Real | 4 | 83.25 | 4.50 | 12.00 | 7.75 | 4.00 | 8.25 | 3.75 | 4.25 | 11.75 | 8.25 | 3.75 | 2.75 | 2.50 | 2.00 | 2.00 | 3.75 | 2.00 | |
| Rogers-OBrien Construction Com | 5 | 82.30 | 4.50 | 12.50 | 9.00 | 0.80 | 9.00 | 4.25 | 4.50 | 13.75 | 8.75 | 3.75 | 2.75 | 2.75 | 2.00 | 2.00 | 0.00 | 2.00 | |

SEDALCO, INC. - 91.25 + 43.96 = 135.21
 Con-Real -83.25 + 40.09 = 123.34
 Rogers-OBrien - 82.30 + 39.46 = 121.76
 Cadence McShane -86.76 + 38.81 = 125.57

Supplier Scoring Summary

23-010 A - CSP for Selection of a CMAR Step 2 of 2 for TEA# 058 W.C. Stripling Middle School - Cumulative

| Supplier | Rank | Score | CIP 2021 CMAR Scoring | | | | Interview Questions | | | | |
|--------------------------------|------|-------|---------------------------|-------------------------|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|
| | | | Pricing - Pre Constructio | Pricing - Proposed Cons | Pricing - Proposed Gene | Interview Question #1 | Interview Question #2 | Interview Question #3 | Interview Question #4 | Interview Question #5 | |
| | | 50 | 5.00 | 10.00 | 10.00 | 6.00 | 5.00 | 4.00 | 4.00 | 6.00 | |
| SEDALCO, INC. | 1 | 43.96 | 5.00 | 6.33 | 9.38 | 5.50 | 4.50 | 3.75 | 3.75 | 5.75 | |
| Con-Real | 2 | 40.09 | 1.00 | 9.09 | 10.00 | 4.25 | 4.00 | 3.50 | 3.50 | 4.75 | |
| Rogers-OBrien Construction Com | 3 | 39.46 | 1.25 | 10.00 | 6.96 | 5.25 | 4.25 | 3.50 | 3.50 | 4.75 | |
| Cadence McShane Construction C | 4 | 38.81 | 2.14 | 7.14 | 7.28 | 5.25 | 4.25 | 3.75 | 3.75 | 5.25 | |