

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 J.M. JACQUET 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] #23-011) to select, via the two (2) step process, a Construction Manager-at-Risk (“CMAR”) firm for the J.M. Jacquet Middle School Renovation project with the following schedule of events:

First Advertisement	February 15, 2023
Second Advertisement	February 22, 2023
Pre-Proposal Conference	February 28, 2023
Deadline for Questions	March 1, 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 30, 2023
Board Approval of CMAR Firm	April 25, 2023

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

Con-Real *
 Imperial Construction, Inc. / Post L JV *
 Phillips/May Construction *
 Reeder General Contractors
 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:

Con-Real *
 Imperial Construction, Inc. / Post L JV *
 Phillips/May Construction *
 Reeder General Contractors
 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 three (3) 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. Con-Real *
2. Imperial Construction, Inc. / Post L JV *
3. Reeder General Contractors

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 J.M. Jacquet 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 Risk for Pre-Construction Services for J.M. Jacquet 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 J.M. Jacquet Middle School Renovations in Conjunction with the 2021 Capital Improvement Program

FUNDING SOURCE: **Additional Details**

CIP 2021 661-81-6629-B39-059-99-000-059101

COST:

Not-to-Exceed - \$75,000

VENDOR:

To Be Determined

PURCHASING MECHANISM:

Bid/RFP/RFO

Bid/Proposal Statistics

Bid Number: 23-011

Number of Bid/Proposals Received: 5

Number of Compliant Bid/Proposals Received: 3

Joint Venture Firms: 1

HUB Firms: 3

Purchasing Support Documents Needed:

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

Capital Improvement Program

J.M. Jacquet 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

23-011 - RFQ for Selection of a CMAR Step 1 of 2 for TEA# 059 J. Martin Jacquet Middle School - Cumulative

Supplier	Rank	Score	CIP 2021 CMAR Scoring											CIP 2021 CMAR Hub EV	HUB Criteria A	HUB Criteria B	HUB Criteria C	HUB Criteria D	
			Introduction and Firm F	Qualifications for a K12	Relevant Experience	References	Method of Approach	Method of Approach	Method of Approach	Pre-Construction Service	Construction Services	QA/QC and Best Practice	Budget and Cost Control						Responsiveness
		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
Reeder General Contractors	1	87.25	5.00	14.25	9.25	1.00	9.25	4.75	4.75	14.25	9.25	4.00	2.75	2.75		2.00	2.00	0.00	2.00
Con-Real	2	86.25	4.50	12.00	8.50	4.00	8.75	3.75	4.50	13.00	8.75	3.50	2.50	2.75		2.00	2.00	3.75	2.00
Steele & Freeman, Inc.	3	83.30	4.00	13.00	8.75	2.30	9.25	4.50	4.25	13.50	8.50	3.75	2.75	2.75		2.00	2.00	0.00	2.00
Imperial Construction, Inc.	4	81.00	4.75	12.50	7.75	3.00	8.25	3.25	4.25	12.25	7.50	3.25	2.50	2.25		1.50	2.00	4.00	2.00
Phillips_May Corporation	5	78.50	4.25	11.75	7.75	2.00	8.25	4.25	4.25	13.00	7.75	2.75	2.25	2.25		0.00	2.00	4.00	2.00

TOTALS Con Real- 86.25 + 46.03 =132.28
 Reeder- 87.25 + 27.35 =114.60
 Imperial- 81.00 + 36.25 =117.25

Phillips May & Steele Freeman did not submit part 2 of Proposal

Supplier Scoring Summary

23-011 A - CSP for Selection of a CMAR Step 2 of 2 for TEA# 059 J. Martin Jacquet Middle School - Cumulative

Supplier	Rank		Score		CIP 2021 CMAR Scoring									
	Rank	Score	50		Pricing - Pre Constructio	Pricing - Proposed Cons	Pricing - Proposed Cons	Interview Question #1	Interview Question #2	Interview Question #3	Interview Question #4	Interview Question #5		
Con-Real	1	46.03			5.00	10.00	10.00	6.00	5.00	4.00	4.00	6.00		
Imperial Construction, Inc.	2	36.25			2.53	10.00	10.00	5.50	5.00	3.75	3.75	5.50		
Reeder General Contractors	3	27.35			5.00	7.86	7.14	3.50	3.50	2.75	2.50	4.00		
					3.80	3.67	3.13	3.75	3.25	3.00	2.75	4.00		