

**CONSENT AGENDA ITEM
BOARD MEETING
May 23, 2023**

TOPIC: APPROVE AUTHORIZATION TO NEGOTIATE AND ENTER INTO A CONTRACT WITH A CONSTRUCTION MANAGER AT RISK FOR PRE-CONSTRUCTION SERVICES FOR WEDGWOOD MIDDLE SCHOOL RENOVATIONS (REQUEST FOR QUALIFICATIONS [RFQ] #23-021) 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) to select, via a two (2) step process, a Construction Manager-at-Risk (CMAR) firm for the Wedgwood Middle School Renovation project with the following schedule of events:

First Advertisement	March 10, 2023
Second Advertisement	March 17, 2023
Pre-Proposal Conference	March 21, 2023
Deadline for Questions – 2:00 pm CST	March 24, 2023
Deadline to Receive Qualifications	April 4, 2023
Issue Step 2 to Short List	April 13, 2023
Receive Step 2	April 18, 2023
Interview Firms on Short List; Rank Submissions	April 20, 2023
Board Approval of CMAR Firm	May 23, 2023

The District received seven (7) Statements of Qualifications from the following Firms:

1. Cadence McShane Construction/Morales Construction JV*
2. Horus Construction Services, Inc./EJ Smith Construction JV*
3. Phillips/May Corporation*
4. Reeder General Contractors
5. Rogers-O’Brien/Chambers JV*
6. Sedalco, Inc./Post L Group JV*
7. Steele & Freeman, 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.

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

1. Cadence McShane Construction/Morales Construction JV*
2. Horus Construction Services, Inc./EJ Smith Construction JV*

3. Reeder General Contractors
4. Rogers-O'Brien/Chambers JV*
5. Sedalco, Inc./Post L Group JV*

Step II – The second step consisted of a Request for Proposal (RFP) process. 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). One (1) of the five (5) declined to participate in the Step II submission as they had been recommended for two (2) other CMAR projects with Fort Worth ISD earlier. 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. Cadence McShane Construction/Morales Construction JV*
2. Rogers-O'Brien/Chambers JV*
3. Horus Construction Services, Inc./EJ Smith Construction JV*
4. 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 Negotiate and Enter into a Contract with a Construction Manager at Risk for Pre-Construction Services for Wedgwood Middle School Renovations (Request for Qualifications [RFQ] #23-021) in Conjunction with the 2021 Capital Improvement Program
2. Decline to Approve Authorization to Negotiate and Enter into a Contract with a Construction Manager at Risk for Pre-Construction Services for Wedgwood Middle School Renovations (Request for Qualifications [RFQ] #23-021) in Conjunction with the 2021 Capital Improvement Program
3. Remand to Staff for Further Study

SUPERINTENDENT'S RECOMMENDATION:

Approve Authorization to Negotiate and Enter into a Contract with a Construction Manager at Risk for Pre-Construction Services for Wedgwood Middle School Renovations (Request for Qualifications [RFQ] #23-021) in Conjunction with the 2021 Capital Improvement Program

FUNDING SOURCE:

Additional Details:

CIP 2021

661-81-6629-B39-060-99-000-060101

COST:

Not-to-Exceed - \$50,000

VENDOR:

To Be Determined

PURCHASING MECHANISM:

Competitive Solicitation

Bid/Proposal Statistics

Bid Number: 23-021

Number of Bid/Proposals Received: 7

Number of Compliant Bid/Proposals Received: 7

Joint Venture Firms: 4

HUB Firms: 5

Purchasing Support Documents Needed:

Solicitation - Bid Summary / Evaluation

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

Capital Improvement Program

Wedgwood 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 §2269.251, will be selected to enter into a contract to provide these construction services.

INFORMATION SOURCE:

Karen Molinar

Supplier Scoring Summary

23-023 - RFQ for Selection of a CMAR Step 1 of 2 for TEA# 060 Wedgwood Middle School - Cumulative

Supplier	Rank	Score	CIP 2021 CMAR Scoring													CIP 2021 CMAR Hub Eval			
			Introduction and Firm F	Qualifications for a K12	Relevant Experience	References	Method of Approach	Method of Approach	Method of Approach	Pre-Construction Services	Construction Services	O&M and Best Practice	Budget and Cost Control	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	
Cadence McShane Construction C	1	91.35	5.00	13.50	9.00	4.85	9.25	4.25	4.00	13.50	8.75	3.75	2.75	2.75	2.00	2.00	4.00	2.00	
SEDALCO, INC.	2	87.50	4.50	13.25	8.75	2.00	8.50	4.50	4.75	13.25	8.50	3.75	2.75	3.00	2.00	2.00	4.00	2.00	
Horus Construction Services Inc	3	87.25	4.75	13.50	8.75	3.00	9.00	4.25	4.50	13.50	8.75	3.75	2.75	2.75	2.00	0.00	4.00	2.00	
Rogers-O'Brien Construction Com	4	85.80	4.75	13.25	9.25	0.80	9.00	4.50	4.25	13.25	8.75	3.50	2.50	2.50	1.50	2.00	4.00	2.00	
Reeder General Contractors	5	84.00	5.00	13.50	9.25	1.00	9.00	4.25	4.25	13.50	9.00	3.75	2.75	2.75	2.00	2.00	0.00	2.00	
Steele & Freeman, Inc.	6	83.80	4.75	13.00	8.75	2.30	8.75	4.50	4.50	13.00	9.00	3.75	2.75	2.75	2.00	2.00	0.00	2.00	
Phillips_May Corporation	7	79.75	4.50	11.75	8.50	2.00	7.50	4.25	4.25	12.50	8.25	3.25	2.50	2.50	0.00	2.00	4.00	2.00	

Vendor	Total Score	CIP 2021 CMAR Scoring								Interview Questions				
		Pricing - Pre Construction	Pricing - Proposed Const	Pricing - Proposed Const	Interview Question #1	Interview Question #2	Interview Question #3	Interview Question #4	Interview Question #5					
		5.00	10.00	10.00	6.00	5.00	4.00	4.00	6.00					
Cadence McShane Cons	46.31	5.00	8.06	10.00	5.50	4.75	3.75	4.00	5.25	46.31 + 91.35 = 137.66				
Horus Construction Ser	37.02	1.59	6.00	6.93	5.25	4.50	4.00	3.50	5.25	37.02 + 87.25 = 124.27				
Reeder General Contra	35.77	2.33	5.40	9.04	4.75	3.75	3.00	2.50	5.00	35.77 + 84.00 = 119.77				
Rogers-O'Brien Constru	41.66	3.89	10.00	9.27	4.00	3.75	3.00	3.00	4.75	41.66 + 85.80 = 127.46				