

**CONSENT AGENDA ITEM
BOARD MEETING
June 27, 2023**

TOPIC: APPROVE AUTHORIZATION TO ENTER INTO A CONTRACT WITH A CONSTRUCTION MANAGER AT RISK FOR PRE-CONSTRUCTION SERVICES FOR EASTERN HILLS ELEMENTARY SCHOOL REPLACEMENT CAMPUS (RFQ #23-012) 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 the two-step process, a Construction Manager-at-Risk (“CMAR”) firm for the Eastern Hills Elementary School Replacement Campus with the following schedule of events:

First Advertisement	April 18, 2023
Second Advertisement	April 25, 2023
Pre-Proposal Conference	April 24, 2023
Deadline for Questions	April 28, 2023
Deadline to Receive Qualifications	May 09, 2023
Issue Step 2 to Short List (Schedule Interviews)	May 18, 2023
Receive Step 2	May 23, 2023
Interview Firms on Short List; Rank Submissions	May 26, 2023
Board Approval of CMAR Firm	June 27, 2023

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

- Con-Real *
- Reeder + Summit JV*
- RO + Chambers JV*
- Sedalco + Post L JV*
- Steele & Freeman | Potere JV*

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 firms were selected to move on to the Step II process:

- Con-Real *
- Reeder + Summit JV*
- RO + Chambers JV*
- Sedalco + Post L JV*
- Steele & Freeman | Potere JV*

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”). 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 + Post L JV*
2. Reeder + Summit JV*
3. RO + Chambers JV*
4. Steele & Freeman | Potere JV*
5. Con-Real *

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 Eastern Hills Elementary School Replacement campus (RFQ 23-012) 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 Eastern Hills Elementary School Replacement campus (RFQ 23-012) 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 Eastern Hills Elementary School Replacement campus (RFQ 23-012) In Conjunction With The 2021 Capital Improvement Program.

FUNDING SOURCE: *Additional Details*

CIP 2021 661-81-6629-B39-125-99-000-125131

COST:

Not to Exceed \$95,000.00

VENDOR:

To Be Determined

PURCHASING MECHANISM:

Competitive Solicitation

Bid/Proposal Statistics

Bid Number: 23-012

Number of Bid/Proposals Received: 5

Number of Compliant Bid/Proposals Received: 5

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

TEA #125 Eastern Hills Elementary School

RATIONALE:

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

23-012 - RFQ for the selection of a CMAR Step 1 of 2 for TEA # 125 Eastern Hills Elementary 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 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	
Reeder General Contractors	1	91.25	4.75	14.00	9.50	5.00	9.25	4.50	4.50	13.50	9.25	3.50	2.50	2.50	2.00	2.00	2.50	2.00	
Rogers-O'Brien Construction Com	2	90.25	4.75	14.25	9.50	2.00	9.00	4.50	4.25	13.75	9.00	3.75	2.75	2.75	2.00	2.00	4.00	2.00	
Steele & Freeman, Inc.	3	89.10	4.75	13.50	9.00	4.10	8.75	4.50	4.50	13.50	9.00	3.50	2.75	2.75	2.00	2.00	2.50	2.00	
SEDALCO, INC.	4	87.00	4.75	13.50	8.75	2.00	8.75	4.25	4.25	12.75	9.00	3.75	2.50	2.75	2.00	2.00	4.00	2.00	
Con-Real	5	86.00	4.75	12.00	8.00	5.00	8.25	4.75	4.50	12.25	8.00	3.25	2.75	2.75	2.00	2.00	3.75	2.00	

Supplier Scoring Summary

23-012 A - CSP for the selection of a CMAR Step 2 of 2 for TEA # 125 Eastern Hills Elementary School - Cumulative Step 2

Supplier	Rank	Score	CIP 2021 CMAR Scoring								
			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	44.79	3.33	6.96	10.00	5.75	5.00	4.00	3.75	6.00	
Rogers-O'Brien Construction Com	2	39.53	2.22	10.00	4.06	5.25	4.50	4.00	3.75	5.75	
Reeder General Contractors	3	39.30	2.86	6.88	6.31	5.25	4.50	4.00	3.75	5.75	
Steele & Freeman, Inc.	4	36.90	5.00	6.88	7.27	4.00	3.25	3.25	3.00	4.25	
Con-Real	5	34.94	1.05	8.21	8.68	3.75	3.25	2.75	3.00	4.25	

+87.00 = 131.79
+90.25 = 129.78
+91.25 = 130.55
+89.10 = 126.0
+86.00 = 120.94