

 **Board of Trustees**
Agenda Item Information Form

SUBJECT

MEETING DATE: 11/19/2020

Consideration and Possible Approval of a Contract to Provide Construction Manager at Risk (CMR) Services Required for the Construction of Elementary School 23

AGENDA PLACEMENT: AI

AI - Action Item
CI - Community Input
PH - Public Hearing

AR - Administrative Report
ES - Executive Session
PS - Programming Spotlight

CA - Consent Agenda
ID - Information/Discussion
R - Recognition

BACKGROUND INFORMATION

This project is part of the 2018 PfISD Bond Referendum. The Construction Manager at Risk (CMR) delivery method was selected due to the tight construction schedule required to deliver this project by June of 2022.

Proposals were submitted by ten construction firms on October 27, 2020. All proposals were evaluated and ranked according to specific criteria contained within the proposal document, and the top four ranked firms were interviewed. The pricing of all firms is based on an estimated project budget of \$32,700,000. The actual cost to provide Construction Manager at Risk services will depend on the Guaranteed Maximum Price (GMP) to be established and presented to the Board of Trustees at a later date.

Responding firms, their proposed pricing, and average evaluation scores are below:

	<u>Estimated Cost</u>	<u>Evaluation Score</u>
Adolfson & Peterson	\$1,875,750	61.75
American Constructors	\$1,780,275	72.00
Bartlett Cocke	\$1,504,327	80.00
Cadence McShane	\$1,533,550	72.50
Core	\$2,009,049	65.75
Drymalla Construction	\$1,312,965	85.75
Flintco	\$2,019,894	63.00
Joeris	\$1,754,796	67.25
Lee Lewis	\$1,456,700	83.00
Satterfield & Pontikes	\$1,075,500	82.00

Drymalla Construction provided the highest ranked proposal and second best price. This firm has an excellent record of providing construction services in the K-12 market with 97% of their core business being K-12 construction. Drymalla is centrally located between Houston, Austin and San Antonio, using their location and reputation to access an extensive list of sub-contractors to ensure sub-contractor participation, which will be key to ensuring best value and pricing for the District in what is expected to be a very tight labor market.

Pricing is based on an estimated budget of \$32,700,000 to complete construction of Elementary School 23. The actual cost associated with providing Construction Manager at Risk Services may change, depending on the final cost of construction.

Based on best value, the ability to perform, cost, and evaluations, staff is recommending Drymalla Construction as the awarded contractor for this project.

FISCAL IMPACT STATEMENT

Cost: \$ 1,312,965.00

Recurring or One-Time: One Time

Funding Source (General/Grant/Other-Specify): **2018 Bond**

Fiscal Year: 2020-21

Amendment Required: No

Bond Funds (Program Year): 2018

Vendor/Contractor Name: Drymalla Construction

RECOMMENDATION

Approval of a contract to provide Construction Manager at Risk (CMR) services required for the construction of Elementary School 23 as presented.

Submitted By: David Vesling

Title: Executive Director of Facilities and Support Services

Cabinet Member's Approval: Ed Ramos

CMR Scores

	Rank	Score	Total Est. Fees
Drymalla	1	85.00	\$1,312,965
Lee Lewis	2	82.75	\$1,436,700
Satterfield & Pontikes	3	82.00	\$1,065,680
Bartlett Cocke	4	79.75	\$1,507,692
Cadence McShane	5	72.50	\$1,729,748
American Constructors	6	72.00	\$2,771,325
Joeris	7	67.25	\$1,734,797
Core	8	65.75	\$2,009,048
Flintco	9	63.00	\$1,898,297
Adolfson & Peterson	10	61.75	\$2,842,670

ES #23 Funding

CAMPUS NAME	(All)			PIVOT TABLES MUST BE REFRESHED TO PULL IN CH	
Project Category	Sum of 2018 BOND BUDGET	Sum of 2018 BOND EXPENSES	Sum of 2018 BOND BALANCE	Sum of CONSTRUCTION BALANCE	Sum of OTHER COST BALANCE
ES #23 New Construction					
New Construction	\$ 37,238,110	\$ 333,614	\$ 36,904,496	\$ 31,716,488	\$ 1,669,429
Grand Total	\$ 37,238,110	\$ 333,614	\$ 36,904,496	\$ 31,716,488	\$ 1,669,429