

BOT Meeting:	August 28, 2017										
Solicitation No.:	CSP 17-041KB										
Description:	<p>Construction of 2014 Bond Program Bid Package #29 – Construction of New James Reese Career and Technical Education Center:</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of a Construction Services Agreement with Bartlett Cocke General Contractors, LLC, for the construction of the new James Reese Career and Technical Education Center in the amount of \$44,813,000, the Project Budget presented below, and authorization for the Superintendent to negotiate and execute the contract.</p> <p><u>Summary</u></p> <p>The CTE project consists of new construction of a 183,000 sq. ft. Career and Technology Education Center intended for use by 11th and 12th grade students from across the District. In addition to classrooms, the Center includes teaching spaces for Transportation, Manufacturing, Advanced Construction, STEM/Robotics, Early Childhood Learning, Health Science, Cosmetology, Culinary, Arts/IT & AV, Public Impact, and Natural Science. The building will also include a large Event Center and parking for the students and the general public.</p> <p>The following cost control alternates were included in the bid documents and are being accepted:</p> <ol style="list-style-type: none"> 1. Additional school parking associated with classroom addition 2. 10,000 sq. ft. two story six classroom addition 3. Lightning protection system 4. Additional security film at storefront glazing <p>The detailed Original Program Budget and Proposed Project Budget are shown below, along with the Budget (Shortage)/Surplus that exist between the Original Program Budget and Proposed Project Budget. The Bartlett Cocke General Contractors, LLC contract amount presented for approval is shown in shaded grey italics.</p> <p>Contract Overview:</p> <table data-bbox="406 1638 1510 1764" style="width: 100%; border: none;"> <tr> <td style="width: 80%;"></td> <td style="text-align: right;"><u>Amount</u></td> </tr> <tr> <td>James Reese CTE</td> <td style="text-align: right;">\$44,813,000</td> </tr> <tr> <td><i>TOTAL</i></td> <td style="text-align: right;"><i>\$44,813,000</i></td> </tr> </table> <p>Budget Overview:</p> <table data-bbox="406 1848 1510 1932" style="width: 100%; border: none;"> <tr> <td style="width: 80%;">Original Budget</td> <td style="text-align: right;">\$58,329,189</td> </tr> <tr> <td>Project Budget</td> <td style="text-align: right;">\$58,329,189</td> </tr> </table>		<u>Amount</u>	James Reese CTE	\$44,813,000	<i>TOTAL</i>	<i>\$44,813,000</i>	Original Budget	\$58,329,189	Project Budget	\$58,329,189
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Project Budget	\$58,329,189										

Budget (Shortage)/Surplus	\$0
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Project Budget

Bid Package 29 – James Reese Career and Technical Education Center	Total
AE Design Fees and Reimbursable Expenses	\$2,932,280
Design Contingency	\$247,136
Other Professional Services	\$906,543
Sub Total AE / Professional Services	\$4,085,959
<i>Construction –Bartlett Cocke Construction, LLC</i>	\$44,813,000
Construction Contingency	\$4,118,933
Sub Total Construction	\$48,931,933
Furniture, Fixtures & Equipment	\$5,000,000
Site Development	\$290,000
Administrative and Other Project Costs	\$21,297
Project Contingency	\$0
Project Budget	\$58,329,189
Original Budget	\$58,329,189
Budget (Shortage)/Surplus	\$0

The Original Program Budget was developed based upon the November 30, 2015 FBISD Career and Technical Education Plan for Delivery. After design and bidding of the project, the team conducted a cost adjustment session with the number one ranked contractor. The District ceased negotiations with the number one ranked general contractor on August 14, 2017, because the contractor and Fort Bend ISD could not reach a negotiated agreement.

After the notification to cease negotiations was issued to the number one

	<p>ranked contractor, the team conducted a cost adjustment session with the number two ranked contractor, Bartlett Cocke General Contractors, LLC. The cost adjustment session resulted in adjustments to line items in the Proposed Project Budget, but did not affect the Original Program Budget.</p> <p><u>Background</u></p> <p>On May 2, 2017, the District released Competitive Sealed Proposal (CSP) 17-041KB “New James Reese Career and Technical Education Center.”</p> <p>On June 1, 2017, the Purchasing Department received responses from seven firms for CSP 17-041KB.</p> <p>FBISD Design and Construction, Jacobs Project Management, and FBISD Purchasing completed their evaluation of the proposals for CSP 17-041KB and identified Bartlett Cocke General Contractors, LLC as the second best value contractor. On August 17, 2017, a representative from FBISD Design and Construction and Jacobs met with Bartlett Cocke General Contractors, LLC in a cost adjustment session to discuss the project and proceed with negotiations. FBISD Design and Construction and Jacobs requested cost savings ideas, which were reviewed and discussed. Bartlett Cocke General Contractors, LLC reduced their original bid.</p> <p>The proposal submitted by Bartlett Cocke General Contractors, LLC includes 25 percent SBE participation.</p>
Requested By:	Steven Bassett, Chief Financial Officer Oscar A. Perez, Chief Operations Officer
Vendor:	Bartlett Cocke General Contractors, LLC
Budget Sources:	2014 Bond Funds
Amount:	\$44,813,000
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	0
Number of vendors contacted by FBISD Notification System:	1507
Number of vendors downloaded the solicitation:	459, 93 Sign In Sheet, 104 Addendum #1, 34 Addendum #2
Number of responses received:	7
Number of “no bid” responses received:	0
Length of commitment:	608 calendar days
Last solicitation date:	N/A
Supporting documents:	Tabulation and Rubric
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Vendor	Purchase Price (40 pts. max)	Contractors Prior Experience (references and responses) (14 pts. max)	Quality of the contractor's good and services (14 pts. max)	Quality of the contractor's response in the proposal (2 pts. max)	Contractor's Safety record and plan (5 pts max)	Proposed Personnel, personnel directly assigned to work on this project (5 pts max)	Project Plan and Schedule (5 pts max)	Past Experience with FBISD and or other school Districts (5 pts. max)	Financial Stability and bonding capacity (5 pts max)	SBEP Documentation (5pts max)	Proposer's Total Score (100 pts. max)
Brookstone Construction Management	39.48	12.88	12.65	1.79	4.51	4.65	3.65	4.4	4.28	4	92
Bartlett Cocke	39.84	13.37	10.95	1.75	4.11	4.38	2.96	4.09	4.41	5	91
Drymalla Construction Company	40	13.34	13.8	1.67	4.08	4.83	4.1	4.3	4.46	0	91
Pepper Lawson Construction	39.64	12.53	10.55	1.7	4.44	4.75	3.66	3.65	4.55	5	90
DivisionOne Construction	37.8	13.51	10.55	1.57	4.96	4.43	4.05	3.91	3.4	0	84
Satterfield & Pontikes	36.12	13.44	11.45	1.47	4.25	4.43	4.15	3.95	4.29	0	84
Welty Brae Burn Construction	35.28	8.12	10.25	1.4	4.51	4.35	4.05	1.65	4.28	0	74

CSP 17-041KB Construction of James Reese Career and Technical Center (BP29)

Evaluation criteria: Proposal shall be evaluated using the evaluation criteria listed below. Fort Bend ISD reserves the right to award contract as best meets the District’s needs such as per section, groups, or all.

	Evaluation Criteria	Point System
1	Purchase price Total Proposed Pricing - Provides thoroughly developed, competitive pricing using the tables in Pricing Delivery information section of the CSP	40 points
2	Contractor’s prior experience with projects of similar scope and scale Provides evidence of your experience in planning, staging and delivery of recent projects of similar scope and scale	14 points
3	Quality of contractor’s goods or services Contractor’s products should be new and be of the highest quality with an option to substitute for a company branded item of equivalent quality.	14 points
4	Quality of contractor’s response in the proposal Effectively responds and processes all request for information and documentation included in this CSP	2 points
5	Contractor’s safety record and plan Provides a summary of Experience Modification Rate (EMR) for the last three years, as well as a summary of your company’s safety policies and procedures	5 points
6	Proposed Personnel, personnel directly assigned to work on this project	5 points
7	Project Plan and schedule	5 points
8	Past experience with FBISD and other school districts Provides a summary of nature of work, on time delivery and quality of work contracted with FBISD and/or other school districts and FBISD’s assessment of the presented summary	5 points
9	Financial Stability and bonding capacity Provide proof of Insurance, financial stability and Letter of Surety from Bonding Company	5 points
10	SBEP commitment	5 points
	TOTAL	100 points