

BOT Meeting:	May 14, 2018										
Solicitation No.:	CSP 18-050 KB										
References:	Board Policy: CV(Local) Board Goal: Scalable Systems										
Description:	<p>Construction of New Elementary School 51:</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of a Construction Services Agreement with Drymalla Construction Company, Inc. for the construction of Elementary School #51 in the amount of \$ 29,756,283, the Project Budget presented below, and authorization for the Superintendent to negotiate and execute the contract.</p> <p><u>Summary</u></p> <p>Elementary School # 51 consists of new construction of a 125,000 sq. ft. kindergarten through 5th grade campus. On December 18, 2017, the Board approved the preliminary project budget and schematic for the new elementary school. The design for the new campus is based on Madden Elementary School with refinements to the footprint to accommodate the Board approved Educational Specifications.</p> <p>The following cost control alternates were included in the bid documents and are being accepted:</p> <ul style="list-style-type: none"> • Site fencing to extend to property perimeter north of the playground • Additional 48 parking spaces • Full height tackable wall covering throughout building • Rubber polymer playground surfacing system in lieu of wood fiber playground surfacing • Basketball court cover <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 Drymalla Construction Company Inc. contract amount presented for approval is shown in shaded grey italics.</p> <p>Contract Overview:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;"><u>Amount</u></th> </tr> </thead> <tbody> <tr> <td>Elementary School #51</td> <td style="text-align: right;">\$29,756,283</td> </tr> <tr> <td><i>TOTAL</i></td> <td style="text-align: right;"><i>\$29,756,283</i></td> </tr> </tbody> </table> <p>Budget Overview:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="width: 80%;">Original Budget</td> <td style="text-align: right;">\$41,968,730</td> </tr> <tr> <td>Project Budget</td> <td style="text-align: right;">\$38,279,687</td> </tr> </tbody> </table>		<u>Amount</u>	Elementary School #51	\$29,756,283	<i>TOTAL</i>	<i>\$29,756,283</i>	Original Budget	\$41,968,730	Project Budget	\$38,279,687
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Budget (Shortage)/Surplus **\$ 3,689,043**

Project Budget

Bid Package 01 – Elementary School #51 (Aliana)	Total
AE Design Fees and Reimbursable Expenses	\$1,505,984
Design Contingency	\$210,598
Other Professional Services	\$600,000
Sub Total AE / Professional Services	\$2,316,583
<i>Construction –Drymalla Construction Co. Inc.</i>	\$29,756,283
Construction Contingency	\$ 1,487,814
Sub Total Construction	\$31,244,097
Furniture, Fixtures & Equipment	\$3,465,000
Site Development	\$800,000
Administrative and Other Project Costs	\$75,000
Project Contingency	\$379,007
Project Budget	\$38,279,687
Original Budget	\$41,968,730
Budget (Shortage)/Surplus	\$3,689,043

The Original Program Budget was developed based upon the 2015 Elementary School Educational Specification requirements as well as incorporating the next generation design elements established in the 2018 Elementary Educational Specifications. After design and bidding of the project, the team conducted a cost adjustment session with the number one ranked contractor, Drymalla Construction Company Inc. The cost adjustment session resulted in adjustments to line items in the Proposed Project Budget.

	<p><u>Background</u></p> <p>On March 19, 2018, the District released Competitive Sealed Proposal (CSP) 18-050KB “Construction of a New Elementary School #51 in Richmond, Texas.”</p> <p>On April 23, 2018, the Purchasing Department received responses from six firms for CSP 18-050KB.</p> <p>FBISD Design and Construction, FBISD Business and Finance, and FBISD Purchasing completed their evaluation of the proposals for CSP 18-050KB and identified Drymalla Construction Company Inc. as the best value contractor. On August 30, 2018, representatives from FBISD Design and Construction and FBISD Purchasing met with Drymalla Construction Company, Inc. in a Cost Adjustment Session, to discuss the project and proceed with negotiations. FBISD Design and Construction requested cost savings ideas, which were reviewed and discussed and Drymalla Construction Company Inc. reduced their original bid by \$415,917.</p> <p>The proposal submitted by Drymalla Construction Company Inc. includes 27.7 percent SBE participation.</p>
Requested By:	Steven Bassett, Chief Financial Officer Oscar A. Perez, Chief Operations Officer
Vendor:	Drymalla Construction Company Inc.
Budget Sources:	2018 Bond Reimbursement Resolution
Amount:	\$ 29,756,283
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	0
Number of vendors contacted by FBISD Notification System:	1718
Number of vendors downloaded the solicitation:	449, 162 Sign In Sheet, 91 Addendum #1, 67 Addendum #2, 42 Addendum #3, 41 Addendum #4
Number of responses received:	6 (1 withdrawn)
Number of “no bid” responses received:	0
Length of commitment:	430 calendar days
Last solicitation date:	N/A
Supporting documents:	Tabulation and Rubric
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Tabulation Summary
 CSP 18-050KB
 Construction of ES #51

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)
Drymalla Construction Company	38.88	14.00	11.15	1.83	4.39	4.54	4.33	3.99	4.7	5	92.81
Webber, LLC	40	14.00	9.90	1.73	4.31	4.64	4.39	2.10	4.49	5.00	90.56
Prime Contractors, Inc.	37.92	14.00	9.00	1.67	2.95	4.08	2.84	4.23	4.56	5.00	86.25
Gamma Construction Company	37.72	12.78	10.95	1.50	4.24	4.19	2.75	4.00	4.17	0.00	82.30
ICI Construction, Inc.	36.12	10.50	7.54	1.24	2.84	3.78	2.48	1.50	4.44	0.00	70.44

CSP 18-050KB Construction of ES #51

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