

**For: Fort Bend ISD Board of Trustees**  
**Date: December 17, 2018**  
**Action: Consent: Consideration and Approval:**  
**Professional Service Firms: Architectural and Engineering (A/E) Design Firms for 2018 Bond Program**  
**References: Board Policy CV (Local)**  
**District Goal Scalable Systems**  
**Department: Operations**

### **Recommendation**

**Consideration and possible approval of Professional Services Firms: Architectural and Engineering (A/E) Design Teams and pool selection for the 2018 Bond Program, assignment of bid packages to design firms, and authorization for the Superintendent to negotiate and execute the contracts with the identified vendors.**

### **Summary**

**On November 6, 2018, FBISD successfully passed the 2018 Bond Program. The Design and Construction staff has been gearing up for a quick start-up and implementation of the 2018 Bond Program, as the work is scheduled to be completed within a three-year period.**

**The Architectural and Engineering Professional Services solicitation, RFQ19-004KB, defined the six categories (pools) for demonstrated competence for the Bond 2018 professional service firms, they are as follows:**

- 1. New Elementary School 120,000 SF+ and/or \$25Million+**
- 2. New Middle School 200,000SF+ and/or \$60Million+**
- 3. New High School 400,000SF+ and/or \$120,000M+**
- 4. Additions/Renovations to K-12 Facilities \$500K-\$5Million**
- 5. Additions/Renovations to K-12 Facilities \$5Million-20Million**
- 6. Net Zero Experience**

**The category of Net Zero Experience was combined with the category of New Middle School, as the 2018 Bond identified a Net Zero design for the New Middle School #16.**

**The Architectural and Engineering professional services RFQ identified the qualifications for the professional service providers as follows:**

- 1. Programming services**
- 2. Building Information Modeling (BIM) services**
- 3. Civil, Landscape, Mechanical, Electrical, Plumbing, Telecommunications/Data design, and Acoustical services**
- 4. Estimating services**
- 5. Project Management Information Software (Prolog) utilization**
- 6. LEED experience**
- 7. Project delivery systems**

Thirty-one firms responded to the RFQ. Design & Construction staff, in collaboration with the Director of Purchasing and Materials Management acting in an oversight capacity, evaluated the proposals, using an evaluation team composed of FBISD staff members from the Design and Construction, Procurement, and Finance Departments.

After obtaining the initial RFQ scores, firms who received an initial score of seventy and above on Demonstrated Competence and Qualifications listed in the RFQ were selected for interviews. Twenty-six out of thirty-one architectural and engineering professional service firms were interviewed by a panel composed of FBISD staff members from the following departments: Design and Construction, Business and Finance, and Procurement.

**Analysis of the Architectural and Engineering Professional Service Firms Recommendation:**

Based on the combined evaluation of the proposals and the interviews, respondents who received an overall score of seventy and above were entered into the pool and selected as qualified firms to provide design services for FBISD on the Bond 2018 Program, as well as any other additional design services that may arise throughout the District. Four (4) of the twenty-six firms that were interviewed received work prior to the RFQ process, but two (2) of those firms will not be awarded additional bond projects. Nineteen firms met the minimum scoring requirement of seventy and above.

The nineteen selected firms, listed below in alphabetical order, are included in the pool of architectural and engineering professional service providers for the 2018 Bond Program, and for any additional bond or non-bond services that may arise for the District.

1. Brown Reynolds Watford
2. Corgan
3. Cre8 Architects
4. DLR Group
5. Gensler
6. GPD Group
7. Harrison Kornberg
8. Huckabee
9. Huitt-Zollars
10. Kirksey Architecture
11. MWA Architects
12. Natex Architects
13. PBK Architects
14. Pfluger
15. RDLR Architects
16. RWS Architects
17. Smith & Company
18. Stantec
19. VLK Architects

**Design and Construction staff generated five different pools for the identified architectural and engineering service providers listed above based on experience and qualifications. The identified pools and initial bid package assignment for Bond 2018 are shown on attached Exhibit A.**

**The RFQ and bid package selection process was carefully assembled to ensure that the Small Business Enterprise (SBE) requirements defined in CV (Local) were being followed. The bid package assignment for Bond 2018 includes a total of twenty-one architectural firms, out of which ten firms are identified as SBE, and will be managed through the SBE program established by the District. The initial estimated percentage of design work awarded to small businesses within the category of Design Services is 27 percent which exceeds the established goal of 25 percent and sustained efforts will be maintained throughout the bond program to ensure that additional opportunities are made available to small businesses by providing sub-consultant work through the non-SBE design firms.**

**Upon Board approval, staff will award the identified bid packages and will begin working on contract execution for all architectural firms to provide Bond 2018 Professional Design Services.**

**Recommended by:**

**Charles E. Dupre  
Superintendent of Schools**

**Submitted by:**

**Oscar Perez  
Chief Operations Officer**

**EXHIBIT A - RFQ RESPONSE - ARCHITECTURAL SERVICES - POOL SELECTION**

| <b>POOL - Additions and/or Renovations \$500k - \$5M</b> |                    |                 |                    |                                |                                      |                                      |
|--|--------------------|-----------------|--------------------|--------------------------------|--------------------------------------|--------------------------------------|
| <b>Firm Name</b>   | <b>RFQ Ranking</b> | <b>SBE Firm</b> | <b>Bid Package</b> | <b>Bid Package Description</b> | <b>Not-To-Exceed A/E Design Fees</b> | <b>Estimated Construction Amount</b> |
| Stantec  | 1                  | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| PBK Architects   | 2                  | No              | Package 7          | Neill ES Addition              | \$384,658                            | \$4,865,087                          |
| VLK  | 3                  | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| RDLR Architects  | 4                  | Yes             | Package 23         | HVAC Controls                  | \$327,562                            | \$3,505,121                          |
| MWA Architects   | 5                  | Yes             | Package 33         | Playgrounds / Landscaping      | \$310,438                            | \$3,321,990                          |
| Cre8 Architects  | 6                  | Yes             | Package 34         | Site Signage                   | \$97,327                             | \$1,002,067                          |
| Huckabee   | 7                  | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| Kirksey  | 8                  | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| DLR Group  | 9                  | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| RWS Architects   | 10                 | Yes             | Package 31         | Architectural                  | \$120,088                            | \$1,236,430                          |
| Natex Architects   | 11                 | Yes             | Package 17         | Drinking Fountains             | \$51,376                             | \$491,768                            |
| GPD Group  | 12                 | No              | Package 45         | HVAC/MEP Package #A4           | \$376,065                            | \$4,188,965                          |
| Corgan   | 13                 | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| Pflugger   | 14                 | No              | Package 1          | ES 51 Classroom Addition*      | \$360,000                            | \$4,500,000                          |
| Harrison-Kornberg  | 15                 | Yes             | Package 16         | New Ag Facility                | \$233,617                            | \$2,499,917                          |
|  |                    |                 | Package 35         | Structural Repair              | \$403,704                            | \$4,496,831                          |
| BRW Architects   | 16                 | Yes             | N/A                | N/A                            | \$0                                  | \$0                                  |
| Smith + Company  | 17                 | Yes             | Package 18         | Ramps and Canopies             | \$47,133                             | \$451,151                            |
|  |                    |                 | Package 37         | Elevators                      | \$44,954                             | \$430,294                            |
|  |                    |                 | Package 24         | Water Heater / Boilers         | \$233,733                            | \$2,501,109                          |
| Huitt-Zollars  | 18                 | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| Gensler  | 19                 | No              | N/A                | N/A                            | \$0                                  | \$0                                  |
| OC+A   | 20.00              | Yes             | Package 3          | Hall Stadium*                  | \$331,505                            | \$3,203,699                          |

\* Bid Packages awarded prior to RFQ Evaluation for Bond 2018. Only firms with scores above 70 are included in the pool.

| <b>POOL - Additions and/or Renovations \$5M and above</b> |                    |                 |                    |   |                                      |                                      |
|---|--------------------|-----------------|--------------------|---|--------------------------------------|--------------------------------------|
| <b>Firm Name</b>  | <b>RFQ Ranking</b> | <b>SBE Firm</b> | <b>Bid Package</b> | <b>Bid Package Description</b>          | <b>Not-To-Exceed A/E Design Fees</b> | <b>Estimated Construction Amount</b> |
| Stantec   | 1                  | No              | Packages 10        | Fine Arts                               | \$3,336,068                          | \$44,828,649                         |
| PBK   | 2                  | No              | Package 2          | MDF/IDF*                                | \$1,266,580                          | \$19,950,000                         |
| VLK   | 3                  | No              | Packages 21        | Turf and Athletics                      | \$2,362,545                          | \$30,000,571                         |
|   |                    |                 | Packages 28        | Roofing Package                         | \$1,490,065                          | \$18,077,827                         |
| RDLR  | 4                  | Yes             | Packages 27        | Roofing Package                         | \$1,890,507                          | \$24,006,433                         |
|   |                    |                 | Packages 43        | HVAC/MEP Package #A2                    | \$649,341                            | \$7,541,691                          |
| MWA   | 5                  | Yes             | Packages 13        | Kitchen Renovations                     | \$1,001,164                          | \$12,146,364                         |
|   |                    |                 | Packages 32        | Flooring                                | \$484,724                            | \$5,399,315                          |
| CRE8  | 6                  | Yes             | Packages 5         | Madden ES Addition                      | \$443,184                            | \$5,465,309                          |
|   |                    |                 | Package 19         | Exterior Envelope                       | \$888,869                            | \$10,323,680                         |
| Huckabee  | 7                  | No              | N/A                | N/A                                     | \$0                                  | \$0                                  |
| Kirksey   | 8                  | No              | Package 14         | Mercer / Don Cook Natatorium            | \$434,372                            | \$4,838,445                          |
| DLR Group   | 9                  | No              | N/A                | N/A                                     | \$0                                  | \$0                                  |
| RWS   | 10                 | Yes             | Packages 26        | Roofing Package                         | \$1,108,097                          | \$13,443,730                         |
| Natex   | 11                 | Yes             | Package 12         | Restroom Renovations                    | \$1,113,320                          | \$13,507,053                         |
| GPD   | 12                 | No              | Package 11         | Extended Day Suite & (SPED) Renovations | \$734,150                            | \$8,526,726                          |
| Corgan  | 13                 | No              | Package 42         | HVAC/MEP Package #A1                    | \$530,544                            | \$5,909,697                          |
| Pflugger  | 14                 | No              | Package 46         | HVAC/MEP Package #A5, A6                | \$685,962                            | \$7,967,037                          |
| Harrison Kornberg   | 15                 | Yes             | N/A                | N/A                                     | \$0                                  | \$0                                  |
| BRW Architects  | 16                 | Yes             | Package 44         | HVAC/MEP Package #A3                    | \$539,457                            | \$6,265,477                          |
| Smith and Company   | 17                 | Yes             | N/A                | N/A                                     | \$0                                  | \$0                                  |
| Huitt Zollars   | 18                 | No              | Packages 15        | Triplex Renovation                      | \$498,921                            | \$5,557,459                          |
|   |                    |                 | Packages 25        | Site Work                               | \$466,844                            | \$5,200,173                          |
| Gensler   | 19                 | No              | Package 30         | Fire Sprinklers                         | \$503,454                            | \$5,607,952                          |

\* Bid Packages awarded prior to RFQ Evaluation for Bond 2018.

**POOL - New Elementary School 120k SF and/or \$25M**

| Firm Name | RFQ Ranking | SBE Firm | Bid Package | Bid Package Description     | Not-To-Exceed A/E Design Fees | Estimated Construction Amount |
|-----------|-------------|----------|-------------|-----------------------------|-------------------------------|-------------------------------|
| Stantec   | 1           | No       | NA          | N/A                         | \$0                           | \$0                           |
| PBK       | 2           | No       | Package 9   | New Elementary School #52   | \$2,033,797                   | \$32,282,486                  |
| VLK       | 3           | No       | NA          | N/A                         | \$0                           | \$0                           |
| Cre8      | 6           | Yes      | NA          | N/A                         | \$0                           | \$0                           |
| Huckabee  | 7           | No       | Package 8   | New Elementary School #53** | \$2,033,797                   | \$32,282,486                  |
| Kirksey   | 8           | No       | Package 6   | Lakeview ES (LVE) Re-build* | \$1,815,984                   | \$23,512,412                  |
| DLR Group | 9           | No       | NA          | N/A                         | \$0                           | \$0                           |
| Corgan    | 13          | No       | NA          | N/A                         | \$0                           | \$0                           |
| Pfluger   | 14          | No       | NA          | N/A                         | \$0                           | \$0                           |
| Gensler   | 19          | No       | Package 4   | Meadows ES (ME) Re-build*   | \$1,724,466                   | \$22,257,846                  |
| Autoarch  | 26          | Yes      | Package 1   | New Elementary School #51*  | \$2,255,984                   | \$29,756,283                  |

\* Bid Packages awarded prior to RFQ Evaluation for Bond 2018. Only firms with scores above 70 are included in the pool.

\*\* New Elementary school or Additions to CWE, APE, SWE

**POOL - New Middle School 200k SF and/or \$60M+**

| Firm Name | RFQ Ranking | SBE Firm | Bid Package | Bid Package Description   | Not-To-Exceed A/E Design Fees | Estimated Construction Amount |
|-----------|-------------|----------|-------------|---------------------------|-------------------------------|-------------------------------|
| Stantec   | 1           | No       | NA          | N/A                       | \$0                           | \$0                           |
| PBK       | 2           | No       | NA          | N/A                       | \$0                           | \$0                           |
| Huckabee  | 7           | No       | NA          | N/A                       | \$0                           | \$0                           |
| DLR Group | 9           | No       | NA          | N/A                       | \$0                           | \$0                           |
| Corgan    | 13          | No       | Package 49  | Middle School #16 Design* | \$7,770,000                   | \$69,000,000                  |
| Pfluger   | 14          | No       | NA          | N/A                       | \$0                           | \$0                           |

\* Bond 2018 funded design only. Construction Funding expected to be approved under Phase 2 - Bond 2021

**POOL - New High School 400k SF and/or \$120M**

| Firm Name | RFQ Ranking | SBE Firm | Bid Package | Bid Package Description | Not-To-Exceed A/E Design Fees | Estimated Construction Amount |
|-----------|-------------|----------|-------------|-------------------------|-------------------------------|-------------------------------|
| Stantec   | 1           | No       | NA          | N/A                     | \$0                           | \$0                           |
| PBK       | 2           | No       | NA          | N/A                     | \$0                           | \$0                           |
| Huckabee  | 7           | No       | NA          | N/A                     | \$0                           | \$0                           |
| DLR Group | 9           | No       | Package 50  | New High School #12     | \$6,033,597                   | \$127,695,169                 |