

For: Fort Bend ISD Board of Trustees
Date: June 17, 2019
Action: Consideration and Approval:
Construction Manager-at-Risk (CMAR)
for Lakeview Elementary School Rebuild
References: Board Policy CV (Local)
District Goal Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of Satterfield & Pontikes Construction as Construction Manager-at-Risk (CMAR) for Lakeview Elementary School Rebuild, and authorization for the Superintendent to negotiate and execute the contract.

Summary

On February 18, 2019, the BOT approved Construction Manager-at-Risk (CMAR) as the project delivery/contract award method to be used on Lakeview Elementary School Rebuild (PKG 006).

On March 5, 2019, the District issued RFQ 19-077KB Construction Management Services (CM-at-risk) (Two Step Process) for PKG 006 Lakeview Elementary School Rebuild. Pursuant to the provisions of the Texas Government Code Section 2269, Subchapter F, FBISD stated its intention in the solicitation to select one or more CMAR firms for Lakeview Elementary School Rebuild as part of a two-step selection process. Interested firms were to submit their Statement of Qualifications in Step 1. In Step 2, the top ranked vendors (up to five) from Step 1 are interviewed and submit cost proposal forms (consisting of pre-construction services, general conditions, personnel costs and construction management fee).

On April 4, 2019, the District publicly opened nine Vendor's Statement of Qualifications for the Lakeview Elementary School Rebuild solicitation. The vendor qualifications (Step 1) were evaluated and ranked by a thirteen person committee. The Step 1 top (3) three vendors (Drymalla Construction Co., Durotech Inc., and Satterfield & Pontikes Construction) were notified to proceed to Step 2.

Step 2 sealed proposal forms were opened publicly by the district on May 1, 2019, and the vendor interviews were held on May 2, 2019. The interviews were evaluated and ranked by a eight person committee.

Based on the scoring from Step 1, Step 2 and vendor interviews, the top ranked best value CMAR contractor for RFQ 19-077KB PKG006 Lakeview Elementary School Rebuild was identified as Drymalla Construction Company.

After holding a negotiation meeting with Dymalla Construction Company on May 23, 2019, and discussing various parameters as established in the FBISD CMAR contract, both parties agreed that ceasing negotiations would be in the best interest of the District and General

Contractor. FBISD and Drymalla Construction Company continue to have a great business working relationship.

Based on the scoring from Step 1, Step 2 and vendor interviews, the second ranked best value CMAR contractor for RFQ 19-077KB PKG006 Lakeview Elementary School Rebuild is identified as Satterfield & Pontikes Construction.

Vendor Name	Step 1, Step 2 and Interview Scores
Drymalla Construction Co.	84.91
Satterfield & Pontikes Construction	68.92
Durotech Inc.	52.79

Upon Board approval of the CMAR contractor, staff will begin the negotiation efforts with the best value contractor. In the event that negotiations are unsuccessful, staff will proceed to begin negotiations with the next ranked contractor(s) until all parties agree, and a contract is executed.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer