

For: Fort Bend ISD Board of Trustees
Date: June 17, 2019
Action: Consideration and Approval:
Construction Manager-at-Risk (CMAR)
for Elementary School 53
References: Board Policy CV (Local)
District Goal Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of Pogue Construction as Construction Manager-at-Risk (CMAR) for Elementary School 53, 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 Elementary School 53 (PKG 009).

On March 5, 2019, the District issued RFQ 19-078KB Construction Management Services (CM-at-risk) (Two Step Process) for PKG 009 Elementary School 53. 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 Elementary School 53 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 eleven Vendor's Statement of Qualifications for the Elementary School 53 solicitation. The vendor qualifications (Step 1) were evaluated and ranked by a thirteen person committee. The Step 1 top four (4) vendors (Drymalla Construction Co., Durotech Inc., Pogue Construction 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 19-078KB PKG009 Elementary School 53 is Pogue Construction.

Vendor Name	Step 1, Step 2 and Interview Scores
Pogue Construction	84.28
Drymalla Construction Co.	75.66
Durotech Inc.	61.33

Satterfield & Pontikes Construction	53.51
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Upon Board approval of the CMAR contractor, staff will begin the negotiation efforts with the top ranked vendor. In the event that negotiations with the top ranked CMAR contractor 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