

**For: Fort Bend ISD Board of Trustees**  
**Date: August 12, 2019**  
**Action: Consideration and Approval:**  
**Construction Services for Meadows**  
**Elementary School Rebuild**  
**References: Board Policy CV (Local)**  
**District Goal Scalable Systems**  
**Department: Operations**

**Recommendation**

Consideration and possible approval of a Construction Services Agreement with Webber Commercial Construction, LLC for the Meadows Elementary School Rebuild CSP 19-093DE (Package 004), for a not-to-exceed construction cost of \$23,453,901 and authorization for the Superintendent to negotiate and execute the contract documents.

**Summary**

On December 17, 2018, the BOT approved all Project Budgets for the 2018 Bond Program.

The Competitive Sealed Proposal (CSP) solicitation, CSP 19-093DE, requested bids for the Meadows Elementary School Rebuild. Three (3) firms responded to the CSP. 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.

The final ranking of the contractors is as follows:

Firm Name	CSP Score
Webber Commercial Construction, LLC	89.95
Patriot Contracting, Inc.	58.67
Durotech, Inc.	43.63

Policy CV (Local) states, "The project delivery/contract award method to be used for each construction project or construction services-related contract valued at or above \$50,000 shall be the competitive sealed proposal method as allowed under Texas Government Code Chapter 2269, Subchapter D, as determined and approved by the Board to be the best value."

In accordance with the policy, Administration is seeking Board approval to award the following contract:

CSP Contract	Package #	Description	Not-to-Exceed Construction Cost
Webber Commercial Construction, LLC	PKG004	Meadows Elementary School - Rebuild	\$23,453,901

The scope of work for this package includes the Rebuild of Meadows Elementary School including site modifications.

The attached Exhibit 1 provides the detailed construction budget for Package 004. Negotiated contract amount will be funded with the 2018 Bond Program Funds as detailed on the above table.

Upon Board approval, staff will negotiate the contract for Meadows Elementary School Rebuild, with the expectation that the project will begin in August 2019. The project will be funded as part of the 2018 Bond Program.

Recommended by:

Charles E. Dupre  
Superintendent of Schools

Submitted by:

Oscar Perez  
Chief Operations Officer

Tabulation Summary  
 CSP 19-093DE PKG004  
 Meadows Elementary School - Rebuild

Vendor	Purchase Price (40 pts. max)	Offeror's Experience and Reputation, Past Experience with FBISD and other school districts (19 pts. max)	Quality of the offeror's goods and services, Quality of contractor's response in the proposal, Project Plan and Schedule (21 pts. max)	Offeror's safety record (5 pts max)	Offeror's proposed personnel (5 pts max)	Offeror's financial capability ( 5 pts max)	SBEP commitment (5pts max)	Proposer's Total Score (100 pts. max)
Webber Commercial	40.00	18.12	17.20	4.23	3.80	4.60	2.00	89.95
Patriot Contracting LLC	31.55	10.32	5.40	4.28	1.55	3.32	2.25	58.67
Durotech, Inc	0.00	16.62	14.55	4.20	1.85	4.41	2.00	43.63

**Package 04 - Meadows Elementary Rebuild**

**EXHIBIT - 1**

	A	B	C	D	E	F	G	H	I	TOTAL
Description	A/E Design Fees & Reimbursables	Design Contingency	Other Professional Services	Construction	Construction Contingency	FF&E	Site Development	Admin & Other Project Costs	Project Contingency	
MEADOWS ELEMENTARY SCHOOL	\$1,724,466	\$82,117	\$2,852,296	\$23,453,901	\$1,158,564	\$2,554,633	\$304,123	\$15,000	\$37,222	\$32,182,322
<b>TOTAL:</b>	\$1,724,466	\$82,117	\$2,852,296	\$23,453,901	\$1,158,564	\$2,554,633	\$304,123	\$15,000	\$37,222	\$32,182,322

**CSP 19-093DE PKG004 Meadows Elementary School - Rebuild**

	<b>Evaluation Criteria (Government Code 2269)</b>	<b>Point System</b>
1	<b>The price; Section 2269.055.a (1)</b> Total Proposed Pricing - Provides thoroughly developed, competitive pricing using the tables in Pricing Delivery information section of the CSP	40 points
2	<b>Offeror's experience and reputation; Section 2269.055.a (2)</b> Provides a summary of nature of work, on time delivery and quality of recent work contracted with FBISD and/or other school districts of similar scope and scale. (14 pts)	19 points
	<b>Past experience with FBISD and other school districts</b> 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 pts)	
3	<b>Quality of the offeror's goods or services; Section 2269.055.a (3)</b> 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. (14pts)	21 points
	<b>Quality of contractor's response in the proposal</b> Effectively responds and processes all request for information and documentation included in this CSP (2pts)	
	<b>Project Plan and schedule (5pts)</b>	
4	<b>Utilization of historically underutilized businesses; Section 2269.055.a (4)</b>	N/A
5	<b>Offeror's safety record; Section 2269.055.a (5)</b> 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	<b>Offeror's proposed personnel; Section 2269.055.a (6)</b> Proposed Personnel, personnel directly assigned to work on this project	5 points
7	<b>Offeror's financial capability appropriate to the size and scope of the project; Section 2269.055.a (7)</b> Provide proof of Insurance, financial stability and Letter of Surety from Bonding Company	5 points
8	<b>SBE Commitment; CV (Local) 2017.04</b>	5 points
	<b>TOTAL</b>	<b>100 points</b>