

For: Fort Bend ISD Board of Trustees
Date: March 23, 2020
Action: Consideration and Approval:
Construction Services for PKG045
HVAC/MEP Renovations at Multiple
Campuses A4
References: Board Policy CV (Local)
District Goal Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of a Construction Services Agreement with Prime Contractors, Inc. for the HVAC/MEP renovations A4 at multiple campuses (PKG045), for a contract amount of \$4,764,000, 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 solicitation, CSP 20-022DE, requested bids for the HVAC/MEP renovations at multiple campuses. Three 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 are as follows:

Firm Name	CSP Score	Base Bid Amount
Prime Contractors	90.78	\$5,200,000
Jamail & Smith	87.47	\$4,795,000
Bass Construction	85.14	\$5,457,000

After concluding negotiations with the best value contractor, the final negotiated contract amount for PKG045 has been established as \$4,764,000. This amount will include all the scope identified on the base bid.

CSP Contract	Package Number	Description	Project Budget
CSP20-022DE	PKG045	HVAC/MEP Renovations at Multiple Campuses A4	\$6,123,183

The scope of work for this package includes HVAC/MEP upgrades at 14 campuses.

Prime Contractors will be utilizing different mechanical subcontractors under each HVAC Package awarded, and will be assigning different superintendents to provide supervision for each package. Prime has an overall bonding capacity of \$220,000,000.

The attached Exhibit 1 provides the detailed project budget for PKG045. 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 the HVAC/MEP renovations at multiple campuses, and work will begin once the contract is executed. Staff will work in partnership with the campus administrators to schedule all work with the least disruption to student learning.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

Tabulation Summary
 CSP 20-022 PKG045
 HVAC/MEP #4 Replacements at Multiple Campuses

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)
Prime Contractors, Inc	36.88	17.80	17.85	3.95	4.65	4.66	5.00	90.78
Jamail & Smith, LP	40.00	15.47	14.60	3.87	4.20	4.33	5.00	87.47
Bass Construction Company, Inc	36.91	17.95	15.95	3.30	2.20	3.84	5.00	85.14

CSP 20-022DE PKG045 HVAC/MEP Repairs at Multiple Campuses

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

Project Summary
Package 45 - HVAC/MEP Package #A4
 EXHIBIT - 1

Description	A A/E Design Fees & Reimbursables	B Design Contingency	C Other Professional Services	D Construction	E Construction Contingency	F FF&E	G Site Development	H Admin & Other Project Costs	I Project Contingency	TOTAL
ADMINISTRATION BUILDING	\$24,479	\$3,661	\$6,703	\$287,021	\$37,313			\$1,500	\$37,963	\$398,640
ARMSTRONG ELEMENTARY SCHOOL	\$11,776	\$1,691	\$3,560	\$138,073	\$17,949				\$18,719	\$191,768
AUSTIN PARKWAY ELEMENTARY SCHOOL	\$23,269	\$3,480	\$6,470	\$272,834	\$35,468			\$1,500	\$35,915	\$378,936
COLONY MEADOWS ELEMENTARY SCHOOL	\$57,048	\$8,531	\$12,960	\$668,897	\$86,957			\$1,500	\$93,131	\$929,024
DULLES ELEMENTARY SCHOOL	\$25,587	\$3,826	\$6,916	\$300,007	\$39,001			\$1,500	\$39,840	\$416,677
DULLES HIGH SCHOOL	\$66,444	\$9,936	\$14,766	\$779,073	\$101,280			\$1,500	\$109,047	\$1,082,046
DULLES MIDDLE SCHOOL	\$61,813	\$9,243	\$13,875	\$724,765	\$94,220			\$1,500	\$101,203	\$1,006,619
FORT SETTLEMENT MIDDLE SCHOOL	\$16,938	\$2,533	\$5,254	\$198,598	\$25,818			\$1,500	\$25,189	\$275,830
LANTERN LANE ELEMENTARY SCHOOL	\$8,856	\$1,271	\$3,173	\$103,838	\$13,499			\$1,500	\$12,082	\$144,219
LEXINGTON CREEK ELEMENTARY SCHOOL	\$41,836	\$6,256	\$10,037	\$490,538	\$63,770			\$1,500	\$67,365	\$681,302
PFC ADMIN ANNEX	\$9,275	\$1,332	\$3,229	\$108,756	\$14,138			\$1,500	\$12,820	\$151,050
QUAIL VALLEY ELEMENTARY SCHOOL	\$9,461	\$1,358	\$3,254	\$110,931	\$14,421			\$1,500	\$13,145	\$154,070
QUAIL VALLEY MIDDLE SCHOOL	\$18,010	\$2,693	\$5,460	\$211,176	\$27,453			\$1,500	\$27,008	\$293,300
TECHNICAL EDUCATION CENTER	\$1,273		\$2,000	\$14,185	\$1,844				\$400	\$19,702
TOTAL:	\$376,065	\$55,811	\$97,657	\$4,408,692	\$573,131			\$18,000	\$593,827	\$6,123,183