

For: Fort Bend ISD Board of Trustees
Date: February 10, 2020
Action: Review: Construction Services for
PKG043 HVAC/MEP Renovations at
Multiple Campuses A2
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 HVAC/MEP Renovations at Multiple Campuses (PKG043), for a contract amount of \$7,771,100, 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 20-028DE, requested bids for the HVAC/MEP Renovations at Multiple Campuses. Four (4) 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, Inc.	87.39	\$7,250,000
Jamail & Smith	84.33	\$6,650,000
E Contractors	80.44	\$7,350,000
Gadberry Construction Company, Inc.	65.33	\$8,500,000

After receipt of the Competitive Sealed Proposals and finalizing negotiations with the best value contractor, the final negotiated contract will include the scope identified on the base bid for a total of \$6,898,100, plus the alternates described below, for a total contract amount of \$7,771,100.

Alternate No. 2 & 3 – Add ceiling fans and shop lights at Lake Olympia Transportation Center.

Alternate No. 5 – Replace Chiller #1 at Missouri City MS.

Alternate No. 6 – Add VFD’s and BAS upgrades to CHW pumps at Ridgemont Early Childhood Center.

Alternate No. 7 – Replace Exhaust Fan at Willowridge HS.

Alternate No. 8A-D – Replace four AHUs at Glover ES.

Alternate No. 9 - 13 – Overhead water branch piping extension at Blue Ridge ES, Briargate ES, Lake Olympia Transportation Center, Ridgeway ES, and Ridgemont ES.

CSP Contract	Package Number	Description	Project Budget
CSP20-028DE	PKG043	HVAC/MEP Renovations at Multiple Campuses A2	\$11,024,480

The scope of work for this package includes HVAC/MEP Upgrades at 16 campuses.

The attached Exhibit 1 provides the detailed project budget for PKG043. Negotiated contract amount will be funded with the 2018 Bond Program Funds as detailed in 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

Project Summary
Package 43 - HVAC/MEP Package #A2
 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	
BLUE RIDGE ELEMENTARY SCHOOL	\$41,358	\$6,218	\$16,204	\$505,625	\$65,731			\$1,500	\$71,541	\$708,177
BRIARGATE ELEMENTARY SCHOOL	\$23,170	\$3,484	\$6,641	\$283,266	\$36,825				\$40,039	\$393,425
DESIGN-CONSTRUCTION BUILDING	\$1,934		\$2,000	\$23,643	\$3,074				\$2,186	\$32,837
GLOVER ELEMENTARY SCHOOL	\$93,428	\$14,048	\$13,829	\$1,142,224	\$148,489			\$1,500	\$166,018	\$1,579,536
HUNTERS GLEN ELEMENTARY SCHOOL	\$43,922	\$6,604	\$4,880	\$536,972	\$69,806			\$1,500	\$76,191	\$739,875
JONES ELEMENTARY SCHOOL	\$6,343		\$2,000	\$77,547	\$10,081			\$1,500	\$10,234	\$107,705
LAKE OLYMPIA MIDDLE SCHOOL	\$134,197	\$20,178	\$28,882	\$1,640,649	\$213,284			\$1,500	\$239,990	\$2,278,680
MARSHALL HIGH SCHOOL	\$40,054	\$6,022	\$10,023	\$489,686	\$63,659			\$1,500	\$69,176	\$680,120
MCAULIFFE MIDDLE SCHOOL	\$48,911	\$7,354	\$11,798	\$597,971	\$77,736			\$1,500	\$85,244	\$830,514
MISSOURI CITY MIDDLE SCHOOL	\$52,098	\$7,833	\$12,436	\$636,932	\$82,801			\$1,500	\$91,027	\$884,627
PROGRESSIVE HIGH SCHOOL	\$30,795	\$4,630	\$8,168	\$376,485	\$48,943			\$1,500	\$52,375	\$522,896
RIDGEGATE ELEMENTARY SCHOOL	\$31,754	\$4,774	\$8,361	\$388,214	\$50,468			\$1,500	\$54,115	\$539,186
RIDGEMONT EARLY LITERACY CENTER	\$1,628		\$2,000	\$18,914	\$2,459				\$1,268	\$26,269
RIDGEMONT ELEMENTARY SCHOOL	\$34,361	\$5,166	\$15,769	\$420,084	\$54,611			\$1,500	\$58,846	\$590,337
TRANSPORTATION CENTER-LAKE OLYMPIA	\$57,475	\$8,642	\$13,513	\$702,668	\$91,347			\$1,500	\$100,783	\$975,928
WILLOWRIDGE HIGH SCHOOL	\$7,913	\$1,141	\$3,093	\$96,745	\$12,577				\$12,899	\$134,368
TOTAL:	\$649,341	\$96,094	\$159,597	\$7,937,625	\$1,031,891			\$18,000	\$1,131,932	\$11,024,480

Tabulation Summary
 CSP 20-028DE PKG043
 HVAC/MEP #A2 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.	36.22	16.27	17.60	4.02	3.80	4.48	5.00	87.39
Jamail & Smith, LP	40.00	17.36	15.90	3.92	2.90	4.25	0.00	84.33
E Contractors USA	37.01	12.72	14.40	3.92	3.00	4.39	5.00	80.44
Gadberry Construction Company, Inc.	28.54	8.24	13.70	3.38	2.25	4.22	5.00	65.33

CSP 20-028DE PKG043 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