

For: Fort Bend ISD Board of Trustees
Date: March 23, 2020
Action: Consideration and Approval:
Construction Services for PKG046
HVAC/MEP Renovations at Multiple
Campuses A5 & A6
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 A5 and A6 at multiple campuses (PKG046), for a contract amount not to exceed \$9,510,000, 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 20-035KB, requested bids for the HVAC/MEP renovations at multiple campuses. Two 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	90.47	\$8,700,000
Gadberry Construction Company, Inc.	66.61	\$11,100,000

This contract will include the scope identified on the base bid for a total of \$8,700,000 plus the alternates described below, for a total contract amount of \$9,510,000.

Alternate 2 – Townewest ES – Demo redundant surge protection device at wall.

Alternate 3 & 4 – Replace domestic cold and hot water piping at Hodges Bend MS, Mission Bend ES, Mission Glen ES, Pecan Grove ES, Sugar Mill ES, and Townewest ES.

CSP Contract	Package Number	Description	Project Budget
CSP20-035KB	PKG046	HVAC/MEP Renovations at Multiple Campuses A5 & A6	\$11,646,227

The scope of work for this package includes HVAC/MEP upgrades at 28 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 PKG046. 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 administration 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 20-035KB PKG046
 HVAC/MEP #A5 A6 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)	SBE/commitment (5pts max)	Proposer's Total Score (100 pts. max)
Prime Contractors, Inc.	40.00	16.35	16.40	3.95	4.30	4.48	5.00	90.48
Gadberry General Contracting and Construction	31.35	7.60	13.30	3.35	1.90	4.11	5.00	66.61

CSP 20-035KB PKG046 HVAC/MEP #A5 A6 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