

**For: Fort Bend ISD Board of Trustees**  
**Date: March 23, 2020**  
**Action: Consideration and Approval:**  
**Construction Services for Renovation of**  
**FBISD Triplex – Building 1 and 2**  
**(PKG015)**  
**References: Board Policy CV (Local)**  
**District Goal Scalable Systems**  
**Department: Operations**

**Recommendation**

Consideration and possible approval of a Construction Services Agreement with Crain Group, LLC for the renovation of FBISD Triplex – Buildings 1 and 2 (PKG015), for a contract amount of \$5,500,000, 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 20-025KB, requested bids for the renovations of FBISD Triplex Buildings 1 and 2. Eight 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 contractor is as follows:

<b>Firm Name</b>	<b>CSP Score</b>	<b>Base Bid Amount</b>
Crain Group, LLC	83.85	\$5,300,000
DT Construction, LP	82.30	\$5,220,000
Patriot Contracting	75.84	\$5,150,000
E Contractors USA, LLC	72.85	\$5,495,000
Nash Industry	71.63	\$5,458,000
Jamail & Smith	70.59	\$6,100,000
IKLO	63.06	\$5,800,000
Millennium	62.54	\$5,766,000

After finalizing negotiations with the best value contractor, the final negotiated contract will include the scope identified on the base bid for a total contract amount of \$5,300,000, plus owner controlled allowance of \$200,000 to cover anticipated city code requirements.

<b>CSP Contract</b>	<b>Package Number</b>	<b>Description</b>	<b>Project Budget</b>
CSP20-033DE	PKG015	Renovations of FBISD Triplex – Building 1 and 2	\$8,749,149

The scope of work for this package includes renovations of FBISD Triplex – Buildings 1 and 2. The proposed renovations to Buildings 1 and 2 will bring these buildings up to code, and will provide suitable spaces to accommodate the Police Department within Building 1 and the Extended Learning Department within Building 2.

The attached Exhibit 1 provides the detailed project budget for PKG015. 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 renovation of FBISD Triplex – Buildings 1 and 2 (PKG015), and work will begin once the contract is executed.

Recommended by:

Charles E. Dupre  
Superintendent of Schools

Submitted by:

Oscar Perez  
Chief Operations Officer

Tabulation Summary  
 CSP 20-025KB PKG015  
 Renovations at FBISD Triplex - Building 1 and 2

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)
Crain Group, LLC	38.87	14.87	15.30	3.82	1.80	4.18	5.00	83.84
DT Construction, LP	39.46	15.46	13.90	3.42	1.00	4.07	5.00	82.31
Patriot Contracting, LLC	40.00	12.42	10.10	3.60	1.70	4.03	4.00	75.85
E Contractors USA, LLC	37.49	9.90	11.60	3.07	1.30	4.49	5.00	72.85
Nash Industries, Inc.	37.74	10.63	8.75	3.70	1.85	3.95	5.00	71.62
Jamail & Smith Construction, LP	33.77	15.77	11.35	3.60	1.85	4.26	0.00	70.60
IKLO Construction	35.52	5.98	8.80	2.70	1.00	4.06	5.00	63.06
Millennium Project Solutions	35.73	9.47	8.65	2.93	1.75	4.01	0.00	62.54

## CSP 20-025KB PKG015 TRIPLEX Renovation

	<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 evidence of your experience in planning, staging and delivery of recent projects of similar scope and scale (14 pts)	19 points
2	<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
3	<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)	
3	<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>	100 points