

For: Fort Bend ISD Board of Trustees
Date: April 20, 2020
Action: Consideration and Approval:
Construction Services for PKG010 Fine Arts Additions & Renovations Multiple Campuses
References: Board Policy CV (Local)
District Goal Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of Construction Services Agreements with Crain Group, LLC and Prime Contractors, Inc. for fine arts additions and renovations PKG010.1 and PKG010.2 respectively, for a contract amount of \$25,305,000 and \$27,863,000 respectively, approval of the revised project budget for PKG010 (Exhibit 1), and authorization for the Superintendent to negotiate and execute the respective contract documents.

Summary

On December 17, 2018, the BOT approved all project budgets for the 2018 Bond Program.

PKG010, Fine Arts Additions and Renovations, originally posted to bid on October 15, 2019 through competitive sealed proposal solicitation CSP 20-032KB. One firm responded to the CSP, and the base bid price received came in at more than \$10M over the BOT approved budget for this package. The bid was rejected and this solicitation package was cancelled.

The Design and Construction staff revisited the scope of work for the fine arts package, and re-evaluated ways to obtain cost efficiencies in order to obtain better pricing without affecting the scope of work. The scope was fine tuned with the architectural and engineering team, then repackaged and split into two separate CSP solicitations and re-bid. This approach would allow more contractors to bid the project and would reduce the amount of overhead and supervision required from the general contractors. The fine arts package was divided into PKG10.1 and PKG10.2, which combined, represent the original board approved scope of work.

The first of the two packages, PKG10.1, was bid under the new CSP 20-081KB. The scope of work for PKG10.1 includes fine arts additions at Austin HS, Dulles HS, Fort Settlement MS, and Sartartia MS campuses and interior renovations at 16 additional campuses. Two firms responded to CSP 20-081KB.

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 for PKG10.1 are as follows:

Firm Name	CSP Score	Base Bid Amount
Crain Group, LLC	91.78	\$24,900,000
Webber Commercial	89.43	\$26,237,000

After receipt of the CSP's 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 \$24,900,000, plus the alternates described below, for a final contract amount of \$25,305,000.

Alternate No. 5 – Provide auditorium pit filler at Austin HS.

Alternate No. 10 – Install new fire sprinkler system in Roger's Auditorium at Dulles HS.

The second package, PKG10.2, was bid under the new CSP 20-082KB. The scope of work for PKG10.2 includes fine arts additions at Elkins HS, Kempner HS, Hodges Bend MS, and Sugar Land MS campuses, and renovation of the Clements HS auditorium. One firm responded to the CSP.

The final ranking of the contractor for PKG10.2 is as follows:

Firm Name	CSP Score	Base Bid Amount
Prime Contractors, Inc.	88.07	\$30,000,000

After evaluating the CSPs 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 \$27,200,000, plus the alternates described below for a total contract amount of \$27,863,000.

Alternate No. 2 – Replace auditorium seating at Clements HS.

Alternate No. 3 – Replace theatrical lighting in auditorium at Elkins HS.

Alternate No. 6 – Provide new stage rigging at Elkins HS.

At the same time, while evaluating the scope of work for fine arts package throughout the District, staff identified additional scope, which was not included in the original BOT approved scope, but was deemed critical in order to maintain the safety of our staff and students. The replacement of unsafe band towers at Bush HS, Travis HS, Marshall HS, and Willowridge HS is to be included within the fine arts package for a total cost of \$400,000. Upon board approval, and as reflected on the proposed Exhibit 1, the campuses identified to receive the new band towers will be added into the fine arts package.

The original project budget approved by the BOT on December 17, 2018 for PKG010 included a total budget amount of \$65,279,077, out of which \$46,297,978 was allocated for construction. After finalizing negotiations with the best value contractors, the final negotiated construction contract amounts for both PKG10.1 and PKG 10.2 totals \$53,168,000.

After re-allocating available funding within the package from various categories, staff requires additional funds to cover construction for PKG10.1 (\$25,305,000), PKG10.2 (\$27,863,000) and the additional four (4) band towers (\$400,000). The projects have a total construction amount of \$53,568,000.

Staff requests utilization of \$1,973,000 from Bond 2018 Program Contingency for this purpose. The revised project budget for PKG010 (PKG10.1 + PKG10.2) fine arts additions and renovations is provided on attached Exhibit 1.

CSP Contract	Package Number	Description	Revised Project Budget
CSP20-081KB (PKG10.1) and CSP20-082KB (PKG10.2)	PKG010	Additions & Renovations at Multiple Campuses	\$67,252,077

Negotiated contract amounts will be funded with the 2018 Bond Program Funds as detailed on the above table.

Upon Board approval, staff will negotiate the contracts for the fine arts additions & renovations at multiple campuses, and will begin work in May 2020. 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 20-082KB PKG010.2
 Fine Arts Additions and Renovations 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.	40.00	15.31	17.90	3.67	4.10	4.59	2.50	88.07

CSP 20-082KB PKG010.2 Fine Arts Additions and Renovations 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