

Purchase Request #4
Regular Board Meeting October 5, 2020
Consideration of Approval to Contract for Construction Manager-at-Risk
For South Campus Jones Renovation

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract for Construction Manager-at-Risk (CMR) with The Whiting-Turner Contracting Company for the renovation of the South Campus Jones Building.

BACKGROUND

In August 2020, the Board approved the CMR delivery method for the South Campus Jones Renovation. CMR number 21-01 utilized a two-step solicitation process to procure services for this project in accordance with the Texas Government Code, Section 2269.251. Fourteen (14) firms submitted responses to the request for qualifications (RFQ), the first phase of the two-step process, and were evaluated based on criteria published in the RFQ.

Four (4) firms were invited to participate in the second phase of the two-step process. This included a request for price proposals along with interviews conducted by the evaluation committee. Each phase was scored and ranked using a numerical assessment, with The Whiting-Turner Contracting Company receiving the highest overall score.

IMPACT OF THIS ACTION

This action will approve the award of a contract to renovate the South Campus Jones Building. This two-story building was constructed in 1983 with 53,224 square feet. The renovation will include the demolition of all existing interior improvements; removal of the associated central plant; replacement of electrical and mechanical infrastructure, upgrades to the interior improvements to meet current code; new fire protection sprinkler system and fire alarm; and new or refurbished elevators to meet current code requirements.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the Construction Manager will provide pre-construction services for a lump sum fee of \$10,000. The construction management fee of 2.58 percent will be applied to the final Cost of Work, which will be confirmed with the Guaranteed Maximum Price. The estimated Cost of Work is \$13,000,000. This project will be funded from the 2015 Bond Program.

MONITORING AND REPORTING TIMELINE

Design activities began in March 2020 and are expected to be completed by December 2020. Design assistance and pre-construction efforts by the CMR will begin immediately upon award in October 2020, and construction is anticipated to occur from January 2021 through October 2021.

Design and construction will be monitored by the College's capital projects personnel and reported monthly to the Building Committee. Program management will be conducted by AECOM.

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ATTACHMENTS

Attachment 1 – Tabulation

RESOURCE PERSONNEL

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Ann Kokx-Temple	281-998-6103	ann.kokx-templet@sjcd.edu
Angela Klaus	281-998-6327	angela.klaus@sjcd.edu

CMR 21-01 South Campus Jones Building Renovation

Attachment No. 1

QUALIFICATIONS SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
The Whiting-Turner Contracting Company	364.00	91.00	40%	36.40
Brookstone, LP	345.75	86.44	40%	34.58
Flintco, LLC	343.75	85.94	40%	34.38
Tellepsen Builders, L.P.	335.00	83.75	40%	33.50

INTERVIEW SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
The Whiting-Turner Contracting Company	345.00	86.25	30%	25.88
Tellepsen Builders, L.P.	335.75	83.94	30%	25.18
Flintco, LLC	317.25	79.31	30%	23.79
Brookstone, LP	314.50	78.63	30%	23.59

PRICING SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
Brookstone, LP	400.00	100.00	30%	30.00
Flintco, LLC	363.97	90.99	30%	27.30
The Whiting-Turner Contracting Company	354.35	88.59	30%	26.58
Tellepsen Builders, L.P.	336.20	84.05	30%	25.22

FINAL SCORES - RANKED

Contractor	Score
The Whiting-Turner Contracting Company	88.85
Brookstone, LP	88.16
Flintco, LLC	85.47
Tellepsen Builders, L.P.	83.90