



College Station Independent School District

Success....each life....each day....each hour

MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

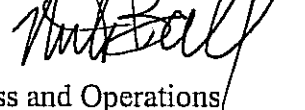
From: Mike Ball, Deputy Superintendent for Business and Operations

Date: May 16, 2008

Subject: Consider responses to the Request for Proposals for Construction Manager at Risk Services related to the work of the Long Range Educational Planning Committee

Agenda Item: L-4

Board Priority/
District Goal: Priority 3, Goal 4



BACKGROUND

Request For Proposals has been advertised to the public for Construction Manager at Risk firms to provide advisory services to the Long Range Educational Planning Committee, to provide pre-construction services and Construction Manager at Risk services related to projects that might be an outgrowth of the work of the Committee.

Five firms provided responses to the Request for Proposals. Based on the initial screening and evaluation process, three firms were extended an invitation for interviews with the selection committee.

On Monday, May 12, 2008, interviews were conducted with the three candidate firms for the Construction Manager at Risk services in connection with the work of the Long Range Educational Planning Committee.

The firms interviewed were as follows:

Bartlett Cocke, L. P.
Pepper Lawson Construction L. P.
J. T. Vaughn Construction Company, Inc.

The interview committee included the following individuals representing College Station ISD: Randall Pitcock, Marc Chaloupka, Steve Aldrich, Eddie Coulson, Mike Ball, Greg McIntyre.

Clark Ealy, Ann Ganter, David Norton, and Jon Hall. Gary Blanton of SHW Group participated in an advisory capacity.

After the last interview, the committee discussed the three firms that were interviewed with the goal of ranking the firms in accordance with the criteria listed in the Request for Proposals.

The initial screening process resulted in three outstanding quality firms who interviewed with the selection committee. The committee ranked the firms as follows:

First	Pepper Lawson Construction L. P.
Second	Bartlett Cocke, L. P.
Third	J. T. Vaughn Construction Company, Inc.

- The Pepper Lawson staff has extensive experience working together as a team.
- Pepper Lawson has been invited back for repeat engagements with the same school districts.
- The estimating staff of Pepper Lawson has extensive experience and a good track record with College Station ISD and other districts.
- Pepper Lawson reported more experience with high school construction projects.
- The Pepper Lawson firm had prospective construction team members already identified and present during the interview.
- Pepper Lawson has experience and business volume contributing to its ability to secure sub-contractors in a very competitive market environment.

RECOMMENDATION

It is recommended that the Board of Trustees of College Station Independent School District consider approval of the ranking of respondent firms as outlined above. It is further recommended that the Board of Trustees authorize the Superintendent or his designee to negotiate and execute a contract with Pepper Lawson Construction L. P. to provide advisory services to the Long Range Educational Planning Committee, pre-construction services and Construction Manager at Risk services related to projects that might be an outgrowth of the work of the Committee.