




# College Station Independent School District

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## MEMORANDUM

To: Dr. Clark Ealy, Superintendent

From: Jon Hall, Executive Director of Facilities 

Date: January 14, 2016

Subject: Consideration, discussion, and possible action related to responses to Requests for Proposal for Construction Manager – At Risk services for the remainder of the 2013 Bond Package projects.

Agenda Item: K-1

Board Priority/  
District Goal: Priority A, and B; Goals 1,2, and 3

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## BACKGROUND

In November of 2013, the citizens of College Station passed the 2013 Bond Package for \$83.5 M for new buildings, renovation work, deferred maintenance, technology, land acquisition, and buses. Joeris General Contractors, Ltd. was chosen by the school board in May of 2013 to be the Construction Manager –At Risk for the work associated with that bond package.

In November of 2015, Joeris General Contractors, Ltd. requested that they be allowed to complete their existing construction projects underway with the district and not be awarded any further projects. This was approved by the school board at the November 2015 school board meeting.

This created the situation where the school district needed to put out another Request for Proposal (RFP) for Construction Manager – At Risk services in order to select another firm to complete the remaining work on the 2013 Bond Package. This was sent out in December and advertised to the public according to statute.

A review committee consisting of Clark Ealy, Mike Martindale, Jon Hall, Theo Rouse, and Mark Pantel evaluated the submittals received from the four responding firms. These firms were Dudley Construction, Allco Construction, Pepper- Lawson Construction, L.P., and Drymalla Construction. The firms short listed for interview were Pepper-Lawson Construction, L.P., and Drymalla Construction.

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**CLARK C. EALY, Ph.D.**  
Superintendent of Schools



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On January 11, 2016, the interviews took place with the additional committee members Michael Schaefer and Melissa Fleming. After the last interview was complete, the committee discussed the two firms that were interviewed with the goal of ranking the firms in accordance with the criteria listed in the RFP. The committee ranked the firms as follows:

First:	Pepper-Lawson Construction, L.P.
Second:	Drymalla Construction

Pepper-Lawson Construction, L.P. had the lowest fee percentage and pre-construction services costs submitted and impressed the committee with their interview, references, and professionalism.

## **RECOMMENDATION**

It is recommended that the Board of Trustees of College Station Independent School District approve the ranking of the 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 pre-construction services and Construction Manager – At Risk services related to the remainder of the 2013 Bond Package projects.