




College Station Independent School District

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MEMORANDUM

To: Dr. Eddie Coulson, Superintendent

From: Dr. Clark Ealy, Deputy Superintendent for Administrative Services 

Date: May 16, 2013

Subject: Consideration, discussion and possible action related to responses to Requests for Proposal for Construction Manager – At Risk services for any work that arises out of the Long Range Educational Planning Committee.

Agenda Item: K-2

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

Background

From February through April of 2013 the Long Range Educational Planning Committee (LREPC) analyzed the district's growth history and projections, condition of various buildings, and possible needs for additional facilities. The work of this citizens' advisory group will be shared with the Board at the May workshop, and the Board will undoubtedly review and discuss different options throughout summer.

In effort to provide the best information possible for the Board of Trustees and the community, the district would like to contract at this point with a general contractor to help advise the district through preconstruction services including cost estimating, facilities reviews, constructability reviews, etc. The selected contractor would also be the Construction Manager – At Risk for any of the work that arises out of the work of the LREPC and the Board.

In February 2013 the Board selected Construction Manager – At Risk as the construction delivery method for any potential new construction or renovations. In March the Board selected VLK Architects to work with the LREPC and to design any new facilities or renovations that arose from the work of the committee.

Requests for Proposal (RFP) for firms to provide pre-construction and Construction Manager – At Risk services related to any work arising out of the LREPC process have been advertised to the public according to statute. Nine firms responded to the RFP.

A review committee consisting of Mark Pantel, Jon Hall, Rene Ramirez, Ken Hutchens (VLK), Mr. Dorsett and me evaluated the responses according to the matrix provided in the RFP. Twenty percent of the evaluation was related to the fees the firm would charge, while the remaining 80 percent included the experience of the contractor with CSISD, experience in public education, experience with the CMAR delivery model, overall reputation of the firm, financial stability, and the strength of the personnel assigned to the project.

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Based on that review, three of the nine firms scored higher than the rest and were invited for an on-site interview. On May 14, 2013 the three contractor firms: Durotech, Inc.; Bartlett Cocke General Contractors, LLC; and Joeris General Contractors, Ltd. interviewed with a committee that included the individuals mentioned earlier along with Greg McIntyre, Glynn Walker, Dr. Coulson and Mrs. McAdams.

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 RFP. The committee ranked the firms as follows:

- First: Joeris General Contractors, Ltd.
- Second: Durotech, Inc.
- Third: Bartlett Cocke General Contractors, LLC

Joeris had the lowest combined fees of the three interviewees (fees plus general conditions) at 4.19 percent. Their firm had great references and experience in K-12 education projects. The fact that Joeris has done numerous projects over many years in the same school districts validated the information we received about the quality of their service. The committee was impressed with the personnel that have been dedicated to this project, and the fact that the project manager and superintendent would be solely working on CSISD projects during pre-construction and construction.

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 Joeris General Contractors, Ltd. to provide pre-construction services and Construction Manager – At Risk services related to projects that are an outgrowth of the Long Range Educational Planning Committee.