

CMR 19-08
Regular Board Meeting December 3, 2018
Consideration of Approval to Contract for Construction Manager at Risk
For Generation Park Academic Building

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract for Construction Manager-at-Risk (CMR) with Tellepsen Builders, L.P. (Tellepsen) to construct the Generation Park Academic Building.

BACKGROUND

In October 2018, the Board authorized the CMR delivery method for the Generation Park Academic Building. Project Number 19-08 utilized a two-step solicitation process to procure these services for this new construction project in accordance with the Texas Government Code, Section 2269.251. A Request for Qualifications (RFQ), the first phase of the two-step process, was issued on October 4, 2018 and submittals were received from thirteen (13) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ.

The four (4) highest-ranked firms were invited to participate in the second phase of the two-step process. This included a request for price proposals along with, on November 7, 2018, a presentation was made by each firm to the evaluation committee. The four finalists were scored and ranked using numerical assessments from each segment, with Tellepsen receiving the highest overall score.

IMPACT OF THIS ACTION

This action will allow the College to begin the development of a new campus at Generation Park. This project includes an approximately 50,000 gross-square-foot two-floor facility, and will include infrastructure and parking to accommodate general education and other academic classes to be conducted at the site. Subsequent buildout on the land at Generation Park will move forward in the future as demand dictates.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the Construction Manager's total compensation will consist of a preconstruction fee of \$16,750, an estimated general conditions fee of \$826,442, and the construction management fee of 2.15 percent.

The fee will be applied to the final Cost of the Work, bringing the total estimated compensation to \$1,189,960. The total construction budget is \$17,250,000 and will be funded from the 2015 Revenue Bond, proceeds from the sale of surplus land in Clear Lake, and the 2015 Bond Program.

MONITORING AND REPORTING TIMELINE

Design of the project is ongoing. Completion of the design, permitting and construction are expected to require approximately eighteen (18) months.

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

ATTACHMENTS

Attachment 1 – Tabulation

RESOURCE PERSONNEL

Bryan Jones	281-998-6343	bryan.jones@sjcd.edu
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**CMR 19-08 Construction Manager-at-Risk
Generation Park Academic Building**

Attachment No. 1 – Tabulation

QUALIFICATIONS SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Tellepsen Builders, L.P.	328.17	82.04	40%	32.82
2	Drymalla Construction Company	306.85	76.71	40%	30.69
3	Flintco, LLC	305.00	76.25	40%	30.50
4	Stewart Builders, Inc.	304.91	76.23	40%	30.49

PRESENTATION SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Tellepsen Builders, L.P.	357.00	89.25	30%	26.78
2	Drymalla Construction Company	314.50	78.63	30%	23.59
3	Stewart Builders, Inc.	283.50	70.88	30%	21.26
4	Flintco, LLC	278.50	69.63	30%	20.89

PRICING SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Drymalla Construction Company	400.00	100.00	30%	30.00
2	Tellepsen Builders, L.P.	359.42	89.86	30%	26.96
3	Flintco, LLC	279.52	69.88	30%	20.96
4	Stewart Builders, Inc.	262.31	65.58	30%	19.67

<i>Average Score = Total Score Divided by 4 Evaluators</i>
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19-08 FINAL SCORES - RANKED		
#	Contractor	Score
1	Tellepsen Builders, L.P.	86.55
2	Drymalla Construction Company	84.27
3	Flintco, LLC	72.35
4	Stewart Builders, Inc.	71.43