

CMR #18-03
Regular Board Meeting September 11, 2017

**Consideration of Approval to Award Contract for Construction Manager-at-Risk
for South Campus Engineering and Technology Building**

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends the Board of Trustees approve a contract for a Construction Manager-at-Risk (CMR) with Tellepsen Builders, L.P. to construct the new South Campus Engineering and Technology Building.

BACKGROUND

In December 2016, the Board authorized the Construction Manager-at-Risk delivery method for the South Campus Engineering and Technology Building.

Project Number 18-03 utilized a two-step solicitation process to procure these services 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 July 19, 2017, and submittals were received from fifteen (15) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ. On August 16, 2017, the five highest-ranked firms were asked to submit a response to a Request for Proposals (RFP), the second phase of the two-step process. In addition, each firm made a presentation to the evaluation committee on August 24, 2017. The five finalists were ranked using numerical assessments from each segment and Tellepsen Builders, L.P. earned the highest overall score.

IMPACT OF THIS ACTION

Approval of this request will authorize a contract with Tellepsen Builders, L.P. to construct the new South Campus Engineering and Technology Building. The scope of work will include pre-construction services and construction of a 73,736 square foot building that will provide instructional labs to support vocational programs, as well as provide non-programmed flexible space for new educational programs.

The project will require the development of the immediate site at the South Campus to include grading and drainage systems, installation of water, waste water, and natural gas lines. The project will also include installation of electrical service to the building from the existing campus primary distribution system, as well as, connection of hot and chilled water pipes to the existing central plant.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the total general contractor estimated compensation will be \$1,244,726. This total consists of a preconstruction fee of \$15,000, estimated general conditions of \$940,928, and the construction management fee of 1.75%; all of which are within budget. The total project budget is \$27,511,080.

The project's guaranteed maximum price (GMP) for construction will be developed as design and construction plans progress. This expenditure will be funded from the 2015 Bond Program.

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MONITORING AND REPORTING TIMELINE

Design and construction of the new building is estimated to take approximately twenty-one (21) months. Following detailed design and bidding, a GMP will be brought to the Board for consideration. Design and construction will be monitored by the College's Facilities Services personnel. Program management will be conducted by AECOM.

ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

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**CMR 18-03 Construction Manager-at-Risk for South Campus
Engineering and Technology Building**

EVALUATION RESULTS

QUALIFICATIONS SUMMARY

#	Contractor	Score	Weight	Final Score
1	Tellepsen	90.63	40%	36.25
2	Skanska USA Building	88.28	40%	35.31
3	Austin Commercial	85.34	40%	34.13
4	Durotech Inc.	85.13	40%	34.05
5	SpawGlass Construction Corporation	84.81	40%	33.92

PRICING SUMMARY

#	Contractor	Score	Weight	Final Score
1	Tellepsen	100.00	30%	30.00
2	Durotech Inc.	96.95	30%	29.08
3	SpawGlass Construction Corporation	69.88	30%	20.96
4	Skanska USA Building	66.25	30%	19.87
5	Austin Commercial	60.24	30%	18.07

PRESENTATION SUMMARY

#	Contractor	Score	Weight	Final Score
1	SpawGlass Construction Corporation	93.50	30%	28.05
2	Tellepsen	90.88	30%	27.26
3	Skanska USA Building	90.13	30%	27.04
4	Durotech Inc.	88.25	30%	26.48
5	Austin Commercial	86.25	30%	25.88

18-03 FINAL SCORES - RANKED

#	Contractor	Score
1	Tellepsen	93.51
2	Durotech Inc.	89.61
3	SpawGlass Construction Corporation	82.94
4	Skanska USA Building	82.22
5	Austin Commercial	78.08