

**Consideration of Approval to Contract for Central Campus Frels Building Renovation****ADMINISTRATION RECOMMENDATION/REPORT**

The administration recommends the Board of Trustees approve a contract for Construction Manager-at-Risk (CMR) with Flintco, LLC (Flintco) for renovation of the Central Campus Frels Building.

**BACKGROUND**

In April 2018, the Board authorized the Construction Manager-at-Risk delivery method for renovation of the Central Campus Frels building.

Project Number 18-34 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 May 18, 2018 and submittals were received from five (5) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ. On June 7, 2018, the four highest-ranked firms were asked to submit a response to a Request for Proposals, the second phase of the two-step process. In addition, each firm made a presentation to an evaluation committee on June 13, 2018. The four (4) finalists were ranked using numerical assessments, and Flintco earned the highest overall score.

**IMPACT OF THIS ACTION**

This project provides for renovation of the 67,971 square foot Frels building located at the Central Campus as required to support Early College High School programs. The project includes an interior renovation of the building to meet current minimum code and accessibility standards. Specifically, the project provides for the addition of a fire sprinkler system and related building modifications to meet the jurisdictional occupancy classification; and improvements to building facilities to comply with the Americans with Disabilities Act (ADA) requirements. It also includes upgrade of all mechanical, electrical, and plumbing systems with less than five (5) years of estimated life remaining; reconfiguration of partitions, walls and support systems to provide the functionalities required to meet the educational programmatic needs of the Early College High School (ECHS) programs; and cosmetic and aesthetic improvements such as new flooring, new ceiling tiles, and painting as funding allows.

**BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)**

Pending successful contract negotiations, the Construction Manager's total compensation will consist of a preconstruction fee of \$7,500, estimated general conditions fee of \$355,412, and the construction management fee of 3.50% applied to the final cost of work, for an estimated compensation total of \$460,912. The total project budget is \$4,564,000, which will not be exceeded.

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.

**MONITORING AND REPORTING TIMELINE**

Design of the project is nearly complete. Permitting and renovation are expected to require no more than thirteen (13) months. Following execution of the contract and receipt of subcontractor bids, a Guaranteed Maximum Price (GMP) for the work will be executed.

**ATTACHMENTS**

Attachment 1 – Tabulation

**RESOURCE PERSONNEL**

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**CMR 18-34 Construction Manager-at-Risk  
Central Campus Frels Renovation**

**EVALUATION RESULTS**

<b>QUALIFICATIONS SUMMARY</b>					
<b>#</b>	<b>Contractor</b>	<b>Total Score</b>	<b>Average Score</b>	<b>Weight</b>	<b>Final Score</b>
1	Anslow Bryant Construction	216.60	72.20	40%	28.88
2	Flintco, LLC	238.00	79.33	40%	31.73
3	Structure Tone Southwest	225.05	75.02	40%	30.01
4	Teal Construction Company	212.60	70.87	40%	28.35

<b>PRESENTATION SUMMARY</b>					
<b>#</b>	<b>Contractor</b>	<b>Total Score</b>	<b>Average Score</b>	<b>Weight</b>	<b>Final Score</b>
1	Anslow Bryant Construction	221.00	73.67	30%	22.10
2	Flintco, LLC	242.00	80.67	30%	24.20
3	Structure Tone Southwest	213.00	71.00	30%	21.30
4	Teal Construction Company	203.00	67.67	30%	20.30

<b>PRICING SUMMARY</b>					
<b>#</b>	<b>Contractor</b>	<b>Total Score</b>	<b>Average Score</b>	<b>Weight</b>	<b>Final Score</b>
1	Anslow Bryant Construction	212.19	70.73	30%	21.22
2	Flintco, LLC	265.80	88.60	30%	26.58
3	Structure Tone Southwest	300.00	100.00	30%	30.00
4	Teal Construction Company	247.01	82.34	30%	24.70

<i>Average Score = Total Score Divided by 3 Evaluators</i>
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<b>FINAL SCORES - RANKED</b>		
<b>#</b>	<b>Contractor</b>	<b>Score</b>
1	<b>Flintco, LLC</b>	<b>82.51</b>
2	Structure Tone Southwest	81.31
3	Teal Construction Company	73.35
4	Anslow Bryant Construction	72.20