

**Consideration of Approval to Contract for Construction Manager at Risk for Renovation of
North Campus Wheeler, Brightwell, Spencer, Burleson Buildings**

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends the Board of Trustees authorize the Chancellor to negotiate and execute a contract for Construction Manager-at-Risk (CMR) with The Whiting-Turner Contracting Company (Whiting-Turner) for renovation of the North Campus Wheeler, Brightwell, Spencer, and Burleson Buildings, (N-10, 9, 8, and 7). This authorization will include spending authority for pre-construction consulting, reviews, and related expenses.

BACKGROUND

In December 2016, the Board authorized the CMR delivery method for the North Campus Wheeler, Brightwell, and Spencer Buildings, and in April 2018 the Board authorized the CMR delivery method for the North Campus Burleson Building. Project Number 18-37 grouped both of those proposed projects into a two-step solicitation to procure CMR services in accordance with the Texas Government Code, Section 2269.251. A Request for Qualifications (RFQ) was issued on June 28, 2018, and submittals were received from four (4) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ.

On July 30, 2018, the four (4) 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 the evaluation committee on August 7, 2018. The four finalists were ranked using numerical assessments from each segment, with Whiting-Turner receiving the highest overall score.

IMPACT OF THIS ACTION

This project includes the partial renovation of the 70,968 square foot (sf) Wheeler Building, the 42,822 sf Brightwell Building, the 52,000 sf Spencer Building, and the 48,730 sf Burleson Building to support various academic programs. The project includes partial interior renovations of each building to meet current minimum code and accessibility standards for their intended uses; upgrade of all mechanical, electrical, and plumbing systems with less than five (5) years of estimated life remaining; asbestos abatement as required; reconfiguration of walls as required to meet the functional needs of the various academic programs; and such cosmetic improvements as available construction funds allow.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the Construction Manager's total compensation will consist of a preconstruction fee of \$38,388, estimated general conditions fee of \$1,422,771, and the construction management fee of 3.55 percent applied to the final construction cost of work, for an estimated compensation total of \$2,348,588. The total project budget is \$41,642,744, which will not be exceeded.

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The project's guaranteed maximum price (GMP) for construction will be developed as design and construction plans progress. Initial spending against this contract up to \$100,000 is authorized for pre-construction consulting, reviews, and related expenses. This expenditure will be funded from the 2015 Bond Program.

MONITORING AND REPORTING TIMELINE

Design of the project is active. Completion of design, permitting, and construction is anticipated to require approximately thirty-two (32) months due to phasing considerations.

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

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**CMR 18-37 Construction Manager-at-Risk
North Campus Renovations: Buildings 7, 8, 9, 10**

Attachment No. 1 – Tabulation

QUALIFICATIONS SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Bartlett Cocke General Contractors	312.25	78.06	40%	31.23
2	Structure Tone Southwest, Inc.	299.55	74.89	40%	29.96
3	Tellepsen Builders	337.67	84.42	40%	33.77
4	The Whiting-Turner Contracting Company	316.80	79.20	40%	31.68

PRESENTATION SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Bartlett Cocke General Contractors	294.00	73.50	30%	22.05
2	Structure Tone Southwest, Inc.	318.20	79.55	30%	23.87
3	Tellepsen Builders	312.80	78.20	30%	23.46
4	The Whiting-Turner Contracting Company	331.80	82.95	30%	24.89

PRICING SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Bartlett Cocke General Contractors	242.21	60.55	30%	18.17
2	Structure Tone Southwest, Inc.	400.00	100.00	30%	30.00
3	Tellepsen Builders	292.64	73.16	30%	21.95
4	The Whiting-Turner Contracting Company	364.56	91.14	30%	27.34

<i>Average Score = Total Score Divided by 4 Evaluators</i>
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18-37 FINAL SCORES - RANKED		
#	Contractor	Score
1	The Whiting-Turner Contracting Company	83.91
2	Structure Tone Southwest, Inc.	83.82
3	Tellepsen Builders	79.18
4	Bartlett Cocke General Contractors	71.44