

CMR 18-40
Regular Board Meeting September 10, 2018
Consideration of Approval to Contract for Construction Manager at Risk for
Renovation of South Campus Longenecker Building

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 Flintco, LLC (Flintco) for renovation of the South Campus Longenecker Building (S-8). This authorization will include spending authority for pre-construction consulting, reviews, and related expenses.

BACKGROUND

In February 2018, the Board authorized the CMR delivery method for the South Campus Longenecker Building. Project Number 18-40 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 June 28, 2018 and submittals were received from eight (8) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ.

On July 31, 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 8, 2018. The four finalists were ranked using numerical assessments from each segment, with Flintco receiving the highest overall score.

IMPACT OF THIS ACTION

This project includes the partial renovation of the 93,311 square foot Longenecker Building at the South Campus to support various academic and student service programs. The project includes a partial interior renovation of the building to meet current minimum code and accessibility standards; upgrade of all mechanical, electrical, and plumbing systems with less than five (5) years of estimated life remaining; reconfiguration of walls to meet the functional needs of the various occupants; 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 \$15,000, estimated general conditions fee of \$909,409, and the construction management fee of 2.9 percent applied to the final cost work, for an estimated compensation total of \$1,328,137. The total of the project budget is \$22,116,788, which will not be exceeded.

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.

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MONITORING AND REPORTING TIMELINE

Design of the project is active. Completion of design, permitting, and construction is expected to require no more than twenty-two (22) months.

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

ATTACHMENTS

Attachment 1 – Tabulation

RESOURCE PERSONNEL

Bryan Jones	281-998-6343	bryan.jones@sjcd.edu
Chuck Smith	281-998-6341	charles.smith@sjcd.edu
Ann Kokx-Templet	281-998-6103	ann.kokx-templet@sjcd.edu
Angela Klaus	281-998-6327	angela.klaus@sjcd.edu

**CMR 18-40 Construction Manager-at-Risk
South Campus Longenecker Renovation**

Attachment No. 1 – Tabulation

QUALIFICATIONS SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Flintco, LLC	248.00	82.67	40%	33.07
2	Structure Tone Southwest, Inc.	256.25	85.42	40%	34.17
3	Tellepsen Builders	246.00	82.00	40%	32.80
4	The Whiting-Turner Contracting Company	257.75	85.92	40%	34.37

PRESENTATION SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Flintco, LLC	267.50	89.17	30%	26.75
2	Structure Tone Southwest, Inc.	239.50	79.83	30%	23.95
3	Tellepsen Builders	251.25	83.75	30%	25.13
4	The Whiting-Turner Contracting Company	199.75	66.58	30%	19.98

PRICING SUMMARY					
#	Contractor	Total Score	Average Score	Weight	Final Score
1	Flintco, LLC	300.00	100.00	30%	30.00
2	Structure Tone Southwest, Inc.	270.97	90.32	30%	27.10
3	Tellepsen Builders	252.74	84.25	30%	25.27
4	The Whiting-Turner Contracting Company	261.54	87.18	30%	26.15

Average Score = Total Score Divided by 3 Evaluators

18-40 FINAL SCORES - RANKED		
#	Contractor	Score
1	Flintco, LLC	89.82
2	Structure Tone Southwest, Inc.	85.21
3	Tellepsen Builders	83.20
4	The Whiting-Turner Contracting Company	80.50