

**CMR 18-41**  
**Regular Board Meeting September 10, 2018**  
**Consideration of Approval to Contract for Construction Manager at Risk for**  
**Renovation of South Campus Academic 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 Tellepsen Builders, LP (Tellepsen) for renovation of the South Campus Academic Buildings (S-7 and S-9). This authorization will include spending authority for pre-construction consulting, reviews, and related expenses.

**BACKGROUND**

In April 2018, the Board authorized the CMR delivery method for the South Campus Academic buildings. Project Number 18-41 utilized a two-step solicitation process to procure these services for Buildings S-7 and S-9 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 August 1, 2018, the five (5) 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 9, 2018. The five finalists were ranked using numerical assessments from each segment, with Tellepsen receiving the highest overall score.

**IMPACT OF THIS ACTION**

This project includes the partial renovation of the 106,224 square foot (sf) S-7 and 106,224 sf S-9 buildings at the South Campus to support Early College High School (ECHS) academic programs. The project includes partial interior renovations of each 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 tenant schools; 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 \$6,500, estimated general conditions fee of \$512,698, and the construction management fee of 3 percent applied to the final cost of the work, for an estimated compensation total of \$694,969. The total project budget is \$8,010,000, 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

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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 the design, permitting and construction are expected to require approximately thirteen (13) 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**

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**CMR 18-41 Construction Manager-at-Risk  
South Campus Renovations: Buildings 7 and 9**

**Attachment No. 1 – Tabulation**

<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	251.50	83.83	40%	33.53
2	Brookstone, LP	256.75	85.58	40%	34.23
3	Flintco, LLC	250.25	83.42	40%	33.37
4	Structure Tone Southwest, Inc.	255.60	85.20	40%	34.08
5	Tellepsen Builders, L.P.	258.95	86.32	40%	34.53

<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	240.25	80.08	30%	24.03
2	Brookstone, LP	259.00	86.33	30%	25.90
3	Flintco, LLC	266.50	88.83	30%	26.65
4	Structure Tone Southwest, Inc.	255.25	85.08	30%	25.53
5	Tellepsen Builders, L.P.	277.00	92.33	30%	27.70

<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	300.00	100.00	30%	30.00
2	Brookstone, LP	238.10	79.37	30%	23.81
3	Flintco, LLC	241.20	80.40	30%	24.12
4	Structure Tone Southwest, Inc.	260.34	86.78	30%	26.03
5	Tellepsen Builders, L.P.	260.36	86.79	30%	26.04

<i>Average Score = Total Score Divided by 3 Evaluators</i>
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<b>18-41 FINAL SCORES - RANKED</b>		
<b>#</b>	<b>Contractor</b>	<b>Score</b>
<b>1</b>	<b>Tellepsen Builders, L.P.</b>	<b>88.26</b>
2	Anslow Bryant Construction	87.56
3	Structure Tone Southwest, Inc.	85.64
4	Flintco, LLC	84.14
5	Brookstone, LP	83.94