

Purchase Request #2
Regular Board Meeting June 15, 2020

**Consideration of Approval to Contract for Construction Manager at Risk
For Central Campus McCollum Renovation**

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract for Construction Manager-at-Risk (CMR) with Brookstone, LP for the renovation of the Central Campus McCollum Building.

BACKGROUND

In March 2020, the Board approved the CMR delivery method for the renovation of the Central Campus McCollum Building. Project Number 20-26 utilized a two-step solicitation process to procure services for this project in accordance with the Texas Government Code, Section 2269.251. Fifteen (15) firms responded to the Request for Qualifications (RFQ), the first phase of the two-step process, and evaluations of their submittals were based on criteria published in the RFQ.

The top scoring five (5) firms were invited to participate in the second phase of the two-step process. This included a request for price proposals along with interviews conducted by the evaluation committee. Each phase was scored and ranked using a numerical assessment, with Brookstone, LP receiving the highest overall score.

IMPACT OF THIS ACTION

This action will approve the award of a contract to renovate the Central Campus McCollum Building. The building is a two-story, 91,000 square foot building constructed in 1964 with additions and renovations in subsequent years. The renovation will include the demolition of all existing interior improvements, replacement of electrical and mechanical infrastructure, upgrades to the interior improvements to meet current code; new fire protection sprinkler system and fire alarm, and new or refurbished elevators to meet current code requirements.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the Construction Manager will provide pre-construction services for a lump sum fee of \$29,500. The construction management fee of 1.95 percent will be applied to the final Cost of Work, which will be confirmed with the Guaranteed Maximum Price. The current estimated Cost of Work is \$19,427,172.

This project will be funded from the 2015 Bond Program.

MONITORING AND REPORTING TIMELINE

Design activities began in March 2020 and are expected to be completed by September 2020. Design assistance and pre-construction efforts by the CMR will begin immediately upon award in June 2020, and construction is anticipated to take place from October 2020 through November 2021.

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Design and construction will be monitored by the College's capital projects personnel and reported to the Building Committee. Program management will be conducted by AECOM.

ATTACHMENTS

Attachment 1 – Tabulation

RESOURCE PERSONNEL

Chuck Smith	281-998-6341	charles.smith@sjcd.edu
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**CMR 20-26 Construction Manager-at-Risk
Central Campus McCollum Renovation**

Attachment No. 1 – Tabulation

QUALIFICATIONS SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
Brookstone, LP	441.95	88.39	40%	35.36
DPR Construction	431.20	86.24	40%	34.50
Tellepsen Builders, L.P.	460.00	92.00	40%	36.80
The Whiting-Turner Contracting Company	458.25	91.65	40%	36.66
White Construction Company	432.75	86.55	40%	34.62

INTERVIEW SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
Brookstone, LP	450.00	90.00	30%	27.00
DPR Construction	444.00	88.80	30%	26.64
Tellepsen Builders, L.P.	449.00	89.80	30%	26.94
The Whiting-Turner Contracting Company	433.50	86.70	30%	26.01
White Construction Company	430.00	86.00	30%	25.80

PRICING SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
Brookstone, LP	500.00	100.00	30%	30.00
DPR Construction	264.32	52.86	30%	15.86
Tellepsen Builders, L.P.	452.93	90.59	30%	27.18
The Whiting-Turner Contracting Company	365.37	73.07	30%	21.92
White Construction Company	336.04	67.21	30%	20.16

Average Score = Total Score Divided by 5 Evaluators

FINAL SCORES - RANKED

Contractor	Score
Brookstone, LP	92.36
Tellepsen Builders, L.P.	90.92
The Whiting-Turner Contracting Company	84.59
White Construction Company	80.58
DPR Construction	76.99