

CMR #17-08
Regular Board Meeting January 30, 2017
Consideration of Approval to Award Contract for Construction Manager-at-Risk
for South Campus Cosmetology Center

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends the Board of Trustees approve a Construction Manager-at-Risk (CMR) contract with Brookstone Construction (Brookstone) to construct the new South Campus Cosmetology Center.

BACKGROUND

In October 2016, the Board granted approval to use the Construction Manager-at-Risk delivery method for the South Campus Cosmetology Center.

A two-step solicitation process, Project Number 17-08, was utilized 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 November 14, 2016 and submittals were received from eleven (11) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ. On December 7, 2016, the five highest-ranked firms were asked to submit a response to a Request for Proposals (RFP), the second phase of the two-step process. In addition, each firm made a presentation to the evaluation committee on December 14, 2016. The five finalists were ranked using numerical assessments from each segment. Brookstone offered the lowest overall price for the project resulting in an estimated cost savings of \$65,822 over the next lowest price proposal. Brookstone was determined to offer the most favorable proposal of all pre-qualified firms to reach the best value for the College.

IMPACT OF THIS ACTION

Approval of this request will authorize a contract with Brookstone to construct the new South Campus Cosmetology Center. The scope of work for the project will include a mix of classroom, conference, lab, public interface and administrative space for the Cosmetology program. Additionally, the new facility will provide appropriate air ventilation and conditioning as necessary to conduct safe and effective cosmetology activities.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The total estimated project cost is \$16,213,000. The price for the duration of the project are, pending successful contract negotiations, not to exceed the preconstruction fee of \$58,650, estimated general conditions of \$690,000, and the construction management fee of 1.95%, for an estimated total contract value of \$976,527.

The project's guaranteed maximum price (GMP) for construction will be developed as design and construction plans progress.

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MONITORING AND REPORTING TIMELINE

Design and construction of the new building will require approximately twenty-one (21) months. Following detailed design and bidding, a Guaranteed Maximum Price will be brought to the Board for consideration. Design and construction will be monitored by the College's Facilities Services personnel. Program management will be conducted by AECOM.

ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

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Cosmetology Center**

EVALUATION RESULTS

QUALIFICATIONS SUMMARY

Contractors		Score	Weight	Final Score
1	Tellepsen	91.30	40%	36.52
2	Durotech	89.50	40%	35.80
3	Spawglass	86.55	40%	34.62
4	Brookstone	79.80	40%	31.92
5	Vaughn Construction	79.00	40%	31.84

PRICING SUMMARY

Contractors		Score	Weight	Final Score
1	Brookstone	100.00	30%	30.00
2	Tellepsen	93.69	30%	28.11
3	Durotech	84.53	30%	25.36
4	Spawglass	72.84	30%	21.85
5	Vaughn Construction	61.97	30%	18.59

PRESENTATION SUMMARY

Contractors		Score	Weight	Final Score
1	Tellepsen	88.30	30%	26.49
2	Spawglass	82.70	30%	24.81
3	Brookstone	79.50	30%	23.85
4	Durotech	76.20	30%	22.86
5	Vaughn Construction	61.50	30%	18.45

FINAL SCORES

Contractors		Score
1	Tellepsen	91.12
2	Brookstone	85.77
3	Durotech	84.02
4	Spawglass	81.28
5	Vaughn Construction	68.64