

**Purchase Request #2**  
**Regular Board Meeting September 9, 2019**  
**Consideration of Approval to Contract for Construction Manager at Risk**  
**For Central Campus Davison Renovation**

**ADMINISTRATION RECOMMENDATION/REPORT**

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

**BACKGROUND**

In April 2019, the Board authorized the CMR delivery method for the Central Campus Davison renovation. Project Number 19-29 utilized a two-step solicitation process to procure services for this project 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 July 1, 2019 and submittals were received from seven (7) firms. Evaluation and ranking of the submittals was based on criteria published in the RFQ.

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

**IMPACT OF THIS ACTION**

This action will allow the College to renovate the Central Campus Davison Building. The building is 49,352 square feet and was constructed in 1980. An extensive renovation is required in order to replace systems that are at their end of life, to bring the building up to current applicable codes, and to provide updated areas for instruction and faculty spaces. The scope of the project will involve transforming the old labs, classrooms, and faculty offices into efficient and functional spaces that match the College's vision for the future.

**BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)**

Pending successful contract negotiations, the Construction Manager's total compensation will consist of a preconstruction fee of \$39,000, an estimated general conditions fee of \$526,683, and the construction management fee of 1.95 percent. The fee will be applied to the final Cost of the work, which will not exceed \$9,200,000. The total estimated compensation is \$745,083.

This project will be funded from the 2015 Bond Program.

**MONITORING AND REPORTING TIMELINE**

Design activities began in April 2019 and are scheduled to be completed in November 2019. Construction activities are scheduled to start in late Fall 2019 and be completed by December 2020. Completion of the design and construction are expected to require twenty-one (21) months.

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Design and construction will be monitored by the College's Construction personnel and reported monthly 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
Ann Kokx-Temple	281-998-6103	ann.kokx-templet@sjcd.edu
Angela Klaus	281-998-6327	angela.klaus@sjcd.edu

**CMR 19-29 Construction Manager-at-Risk  
Central Campus Davison Renovation**

**Attachment No. 1 – Tabulation**

**QUALIFICATIONS SUMMARY**

<b>Contractor</b>	<b>Total Score</b>	<b>Average Score</b>	<b>Weight</b>	<b>Final Score</b>
Brookstone, LP	301.00	75.25	40%	30.10
Crain Group, L.L.C.	279.50	69.88	40%	27.95
E.E. Reed Construction, L.P.	269.50	67.38	40%	26.95
Flintco, LLC	297.00	74.25	40%	29.70
MORGANTI TEXAS, INC.	299.50	74.88	40%	29.95
Structure Tone Southwest, Inc.	309.00	77.25	40%	30.90
Tellepsen Builders, L.P.	338.00	84.50	40%	33.80

**PRESENTATION SUMMARY**

<b>Contractor</b>	<b>Total Score</b>	<b>Average Score</b>	<b>Weight</b>	<b>Final Score</b>
Brookstone, LP	349.00	87.25	30%	26.18
Flintco, LLC	297.00	74.25	30%	22.28
MORGANTI TEXAS, INC.	184.00	46.00	30%	13.80
Structure Tone Southwest, Inc.	307.00	76.75	30%	23.03
Tellepsen Builders, L.P.	347.00	86.75	30%	26.03

**PRICING SUMMARY**

<b>Contractor</b>	<b>Total Score</b>	<b>Average Score</b>	<b>Weight</b>	<b>Final Score</b>
Brookstone, LP	383.34	95.83	30%	28.75
Flintco, LLC	314.97	78.74	30%	23.62
MORGANTI TEXAS, INC.	400.00	100.00	30%	30.00
Structure Tone Southwest, Inc.	352.58	88.14	30%	26.44
Tellepsen Builders, L.P.	248.30	62.08	30%	18.62

*Average Score = Total Score Divided by 4 Evaluators*

**FINAL SCORES - RANKED**

<b>Contractor</b>	<b>Score</b>
Brookstone, LP	85.03
Structure Tone Southwest, Inc.	80.37
Tellepsen Builders, L.P.	78.45
Flintco, LLC	75.60
MORGANTI TEXAS, INC.	73.75