

21 June 2017



ARCHITECTURE
INTERIOR DESIGN

401 North Houston Street
Dallas, Texas 75202

WWW.CORGAN.COM

Mr. Sid Grant
Assistant Superintendent for Business and Support Services
Coppell Independent School District
1303 Wrangler Circle
Coppell, TX 75019

Re: New Elementary School
Recommendation for Construction Manager at Risk

Dear Sid:

On Wednesday, June 14, 2017 the school district received five proposals for the purpose of being selected as Construction Manager at Risk for the Coppell ISD New Elementary School project. All five proposals received were from highly qualified and respected firms and consisted of qualifications in response to the first of a two-step process. These qualifications were reviewed, evaluated and ranked based on the published qualification criteria by a selection committee consisting of representatives of Corgan and the Coppell ISD. As a result of the ranking, two companies, Cadence McShane Construction and Northstar Builders, were invited to proceed to step two which consisted of interviews and submission of fees for the project.

On Tuesday, June 20, 2017 the CISD received and opened sealed proposals from Cadence McShane and Northstar which consisted of the fees and proposed staff costs for the project. The selection committee also conducted interviews with these two companies to discuss their plan for a successful completion of the project. Both companies were highly qualified making the decision of the committee difficult.

After reviewing the qualifications, proposed fees and interviews, the selection committee determined Northstar Builders provides the best value to the district for this project. We recommend Northstar Builders be approved to provide Construction Manager at Risk services to the Coppell ISD for the new elementary school. Northstar Builders is currently constructing the new middle school and renovating Middle School West to the new ninth grade center.

Northstar submitted a construction fee in the amount of 1.9% of the final construction cost. Enclosed are a proposal tab and evaluation form for your review.

We trust this recommendation meets with your approval and look forward to another successful project with Northstar Builders.

Very truly yours

Brett Sunrow
Associate Principal

Enclosures (Fee proposal tabulation form)

CISD New Elementary School

Proposal Tabulation Form

CAI Job No. 17073.00

Date 14 June 2017

Corgan Associates, Inc.

6927 Ash Street

Frisco, Texas 75035

972.712.2255



Contractor Name		Balfour Beatty	Cadence McShane	CORE	WBK	Northstar			
2	FINANCIAL								
	Financial Strength (10 points)	10.00	10.00	10.00	10.00	10.00			
3	EXPERIENCE OF COMPANY								
	What is the respondent's litigation record? (3 points)	3.00	3.00	3.00	3.00	3.00			
	Is the respondent experienced in the North Texas construction market? (3 points)	3.00	3.00	3.00	3.00	3.00			
	Has the respondent constructed educational projects of similar size and complexity? (3 points)	3.00	3.00	3.00	1.00	3.00			
	Does the respondent have prior experience with Coppell ISD and if so was it positive? (3 points)	1.00	2.00	0.00	1.00	3.00			
4	EXPERIENCE AS CM@R								
	Does it appear the respondent will work effectively in a team environment with the Owner and Architect during the preconstruction and bidding phases of the project? (3 points)	4.00	5.00	4.00	4.00	5.00			
	What is the quality of the cost estimates provided by the respondent? (5 points)	3.00	4.00	4.00	4.00	4.00			
	If savings are realized on the project what percentage is returned to the Owner? (10 points)	10.00	10.00	10.00	10.00	10.00			
	What is the quality of the schedule and action plan to complete the project in the allotted time? (15 points)	10.00	10.00	12.00	5.00	10.00			
5	PERSONNEL								
	Does the team of personnel proposed by the respondent appear to be qualified as necessary to meet the needs of this project? (15 points)	10.00	12.00	10.00	8.00	12.00			
Total points (67 possible points)		57.00	62.00	59.00	49.00	63.00			
8	INTERVIEW								
	Interview (30 points)		25			25			
GRAND Total points (100 possible points)			87.00			88.00			
Ranking			2			1			