



Board Action Required X

No Action Required ☐

To: Coppell ISD Board of Trustees

From: Sid Grant

Date: June 21, 2017

cc: Dr. Mike Waldrip, Kelly Penny, Larry Guerra, Louis Macias

Re: Construction Manager at Risk RFQ Recommendation for the Construction of the New Elementary School to Open in August, 2019

As part of the 2016 bond election, the request to use the Construction Manager at Risk process, as allowed under Section 44.038 of the Texas Education Code for the bond funded construction and renovation projects, was approved by the Coppell ISD Board of Trustees on January 21, 2016. The Request for Qualifications (RFQ) responses meeting the construction manager specifications for the new elementary school to open in the fall of 2019 designed by Corgan were received and opened on June 14, 2017, from five (5) qualified construction companies including:

1. Balfour Beatty Construction
2. Cadence McShane
3. Core Construction
4. Northstar Builders Group
5. W.B. Kibler Construction

After careful review and ranking of the above five (5) proposals by a committee consisting of Louis Macias, Larry Guerra, and Sid Grant of Coppell ISD, and Brett Sumrow and Erin Cooper of Corgan Architecture, the following two vendors were unanimously chosen for personal interviews that were held on June 20, 2017:

1. Cadence McShane
2. Northstar Builders Group

Great care and consideration were taken by the evaluation committee consisting of Brett Sumrow, Erin Cooper, Louis Macias, Cooper Hilton, and Sid Grant to ensure that the fee proposals submitted by each contractor were based on the same specifications. This RFQ was based on bidding for the award of constructing a \$27 million elementary school in order to ensure a true “apples-to-apples” comparison.

The result of the fee comparison is as follows:

	Cadence	Northstar
Construction Fee %	1.79%	1.90%
Pre-Construction Fee	\$15,000	\$15,000
Construction Fee Total	\$483,300	\$513,000
Field & Office Staff	\$311,992	\$255,320
Bond and Insurance	\$291,200	\$301,600
Total Fee	\$1,101,492	\$1,084,920

While both contractors are very well qualified and capable of providing excellent construction management services, as well as, are very comparable in total fees proposed, the evaluation committee was unanimous in their belief that Northstar Builders Group provided the RFQ response and fee structure that offers the “best overall value” to the district. Please see attached recommendation from Brett Sumrow of Corgan.

Upon Board approval, Northstar Builders Group will immediately commence working closely with Corgan Architecture and Coppell ISD in the design phase of the proposed new elementary school.

Recommendation: That the Coppell ISD Board of Trustees approve Northstar Builders Group as the Construction Manager at Risk for the proposed new elementary school to open in the fall of 2019.