



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: November 16, 2015

AGENDA ITEM: Consider Approval of Construction Manager At-Risk for Elementary School No. 5

PRESENTER: Earl Husfeld

ALIGNS TO BOARD GOAL(S): Financial/Facilities – The District shall exhibit excellence in financial and facility planning, management, and stewardship.

BACKGROUND INFORMATION:

- At the September 21st board meeting, the Board of Trustees approved Construction Manager At-Risk (CMAR) as the procurement method to be used for the construction of Elementary School No. 5.
- A Request for Qualifications (Step 1) was released to all interested parties on Friday, October 9th with responses due no later than Tuesday, October 27th.
- The following 11 firms submitted responses: Gallagher Construction Company, Bartlett Cocke General Contractors, Joeris General Contractors, Lee Lewis Construction, Inc., Imperial Construction, Inc., Pogue Construction Company, Buford-Thompson Company, LLC, Starling Richardson Construction, Cadence McShane Construction, Steele & Freeman, Inc., and Reeder Construction.
- On Thursday, October 29th, a committee comprised of Mr. Steve Bartley, Dr. Derek Citty, Mr. Earl Husfeld, and Mr. Leonard Torres reviewed the 11 responses received and selected four (4) firms for interview. Ms. Leesa Vardeman and Mr. Ross Rivers, with VLK Architects, served as advisors to the Committee.
- On Tuesday, November 3rd, the following firms were interviewed: Reeder Construction, Steele & Freeman, Inc., Buford-Thompson Company, LLC, and Lee Lewis Construction, Inc.
- On Wednesday, November 4th, Fee Proposals (Step 2) were distributed to the four (4) firms interviewed with responses due no later than Tuesday, November 10th.
- On Wednesday, November 11th, the four-member committee and advisors met to review and discuss the four (4) Fee Proposals received. The Committee evaluated, scored, and ranked the firms in accordance with criteria contained in the Request for Qualifications.

ADMINISTRATIVE CONSIDERATIONS:

- All of the Committee members, as well as our VLK Advisors, were very pleased with the number of responses received to the District's Request for Qualifications.
- Each of the 11 firms that responded is a quality firm. Selecting the firms to be interviewed was a very difficult process.

- Following is the Proposal Scoring Tabulation and CMAR Fee Proposal Tabulation for your review and consideration.
- Based upon these reports, Buford-Thompson Company, LLC had the highest scored proposal and offers the best value to the Aledo ISD for this project.
- Mr. Bartley, Dr. Citty, Ms. Vardeman, Mr. Rivers, and I are available to answer any questions you may have concerning this CMAR selection process and recommendation.

FISCAL NOTE:

The costs associated with this contract will be paid from 2015 bond funds.

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve Buford-Thompson Company, LLC as the top ranked proposer to the District's Construction Manager At-Risk Request for Qualifications for the construction of Elementary School No. 5 and authorize district staff to enter negotiations with Buford-Thompson Company, LLC to finalize a contract.

Proposal Scoring											
Weighted Percentage	30			<i>Reeder General Contractors, Inc.</i>		<i>Steele & Freeman, Inc.</i>		<i>Buford • Thompson Company, LLC</i>		<i>Lee Lewis Construction, Inc.</i>	
Criteria	Basis	Factor	Weighted Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score
Fee Proposal	-	-	30	4	16.70	2	29.28	1	30.00	3	24.52
					13.30		0.72		0.00		5.48

Qualitative Scoring											
Weighted Percentage	70			<i>Reeder General Contractors, Inc.</i>		<i>Steele & Freeman, Inc.</i>		<i>Buford • Thompson Company, LLC</i>		<i>Lee Lewis Construction, Inc.</i>	
Criteria	Basis	Factor	Weighted Score	Average	Score	Average	Score	Average	Score	Average	Score
Reputation	30	0.33	10	29.00	9.67	29.00	9.67	28.67	9.56	29.00	9.67
Quality	30	0.33	10	27.00	9.00	24.00	8.00	29.33	9.78	26.00	8.67
Experience	40	0.38	15	37.50	14.06	37.50	14.06	36.67	13.75	30.00	11.25
Warranty Work	10	1.00	10	9.00	9.00	9.00	9.00	9.33	9.33	8.00	8.00
Project Close-out	10	1.00	10	8.00	8.00	10.00	10.00	7.33	7.33	6.00	6.00
Project Team	26	0.58	15	23.00	13.27	24.00	13.85	25.00	14.42	26.00	15.00
Subtotal			70	3	63.00	1	64.58	2	64.17	4	58.58
					1.58		0.00		0.40		5.99

Composite Scoring			100		79.70		93.86		94.17		83.10
					14.48		0.32		0.00		11.07

Final Ranking				<i>Reeder General Contractors, Inc.</i>	<i>Steele & Freeman, Inc.</i>	<i>Buford • Thompson Company, LLC</i>	<i>Lee Lewis Construction, Inc.</i>
				4	2	1	3

Elementary School No. 5

CMAr Fee Proposal Tabulation

Aledo Independent School District

Proposal Date: November 10, 2015

<i>Reeder General Contractors, Inc.</i>	<i>Steele & Freeman, Inc.</i>	<i>Buford • Thompson Company, LLC</i>	<i>Lee Lewis Construction, Inc.</i>
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PRE-CONSTRUCTION SERVICES	\$ 32,943.00	\$ -	\$ -	\$ 5,000.00
CONTRACTOR FEE	3.32%	2.00%	1.50%	2.25%
GENERAL CONDITIONS	\$ 921,476.85	\$ 496,748.00	\$ 566,650.00	\$ 593,770.00
Change Order Fee - Subcontractor	10.00%	10.00%	4.00%	10.00%
Change Order Fee - Construction Manager	5.00%	2.00%	1.50%	5.00%
General Conditions (Additional) / Month	\$ 57,577.81	\$ 38,000.00	\$ 20,000.00	\$ 31,000.00
Contractor Insurance	0.43%	0.35%	0.47%	0.60%
Insurance Rate Modifier	0.65%	0.70%	1.10%	0.89%
Commercial Liability	\$10M	\$2M/\$10M	\$26M	\$25M
Additional Insured	YES	YES	YES	YES
Subcontractor P&P Bonds	YES	NO	YES NO	YES (As Needed)
Sub-Guard Insurance	NO	YES	NO	NO

<i>Pre-Construction Services</i>	\$ 32,943.00	\$ -	\$ -	\$ 5,000.00
<i>CM Fee</i>	\$ 664,000.00	\$ 400,000.00	\$ 300,000.00	\$ 450,000.00
<i>General Conditions</i>	\$ 921,476.85	\$ 496,748.00	\$ 566,650.00	\$ 593,770.00
<i>Insurance</i>	\$ 86,000.00	\$ 70,000.00	\$ 94,000.00	\$ 120,000.00
<i>1 Month Additional GC's</i>	\$ 57,577.81	\$ 38,000.00	\$ 20,000.00	\$ 31,000.00

Total Fee (\$20,000,000.00 Construction Cost)	\$ 1,761,997.66	\$ 1,004,748.00	\$ 980,650.00	\$ 1,199,770.00
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