



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: February 28, 2022

AGENDA ITEM: Consider Approval of Competitive Sealed Proposal Bid for 2019 Bond Project: Vandagriff Elementary School Conversion to Early Childhood Academy

PRESENTER: Earl Husfeld, Chief Financial Officer and Tyler Boswell, Director of Construction & Facilities

BACKGROUND INFORMATION:

- During the August 31, 2020 board meeting, the Board of Trustees approved the Competitive Sealed Proposal (CSP) procurement method for the Vandagriff Elementary School conversion to Early Childhood Academy construction project.
- Following this action of the Board of Trustees and pursuant to Texas Government Code Chapter 2269, the following steps were undertaken by the District:
 - Released CSP 22-011422 on January 14.
 - Conducted a Pre-Proposal Meeting for interested parties on January 17.
 - Received six (6) Competitive Sealed Proposals by the time/due date of 2:00 PM on February 7.
 - Based on evaluation criteria included in the CSP, the Evaluation Committee reviewed and scored/ranked each response received.
 - Notified the highest scored/ranked firm of their selection for final negotiation of a contract.
- Based on the information learned from the steps outlined above and discussions with PBK, the Administration and PBK recommends awarding the contract for the Vandagriff Elementary School conversion to Early Childhood Academy construction project to RJM Contractors, Inc.
- The District was very pleased with the number and quality of contractors submitting responses to the CSP. After thorough analysis and much discussion, the Administration and PBK concluded that RJM Contractors, Inc. provides the best value to the District to ensure timely completion of this project.

FISCAL INFORMATION:

The cost of \$1,300,000.00 (RJM bid cost of \$1,241,442.00 plus an owner's contingency amount of \$58,558.00) is within the construction budget allocated for the Vandagriff Elementary School conversion to Early Childhood Academy project and will be paid with 2019 Bond Funds.

ATTACHMENTS:

PBK Recommendation of Award Letter and Proposal Tabulation Sheet

ADMINISTRATIVE RECOMMENDATION:

- The Administration recommends the Board of Trustees accept the competitive sealed proposal submitted by RJM Contractors, Inc. and authorize the Superintendent to execute a negotiated contract with RJM Contractors, Inc. in the amount of \$1,300,000.00 for the Vandagriff Elementary School conversion to Early Childhood Academy construction project.

100 Throckmorton St., Suite 1550
Fort Worth, TX 76102
Phone: 817/332-4333
www.pbk.com

February 10, 2022



Architecture
Engineering
Planning
Technology
Facility Consulting

VIA: E-Mail

Mr. Earl Husfeld
Chief Financial Officer
Aledo Independent School District
1008 Bailey Ranch Road
Aledo, Texas 76008

RE: Vandagriff Elementary School Conversion to Early Childhood Academy
Recommendation for Award of Construction Contract
Aledo Independent School District
CSP No.: 21-040221 \ PBK Project No.: 20149

Dear Mr. Husfeld:

On Monday, February 07, 2022, Competitive Sealed Proposals were received by the Aledo Independent School District for the Vandagriff Elementary School Conversion to Early Childhood Academy. A total of six (6) general contractors submitted proposals.

Based on a thorough review and analysis of the submitted proposals and their accompanying proposal bonds, PBK hereby recommends acceptance of the proposal as submitted by RJM Contractors, Inc. for the sum of one million, two hundred-forty-one thousand and four hundred forty-two dollars (**\$1,241,442.00**).

We would like to express our sincere thanks to you, the Board of Trustees, Mr. Harris and all of the Aledo Independent School District staff for the assistance we received during the planning phase of this project. We look forward to a successful construction phase for the Vandagriff Elementary School Conversion to Early Childhood Academy.

If you have any questions concerning the proposed general contractor or our recommendations for acceptance, please do not hesitate to contact us.

Sincerely,
PBK – Architecture Division

A handwritten signature in blue ink, appearing to read 'Lee Osborne'.

Lee Osborne, AIA LEED AP
Principal

cc: Mr. Tyler Boswell, Aledo Independent School District
Dr. Susan K. Bohn, Aledo Independent School District
Mr. Todd Spore, PBK
Mr. Lee Osborne, AIA LEED AP, PBK
Ms. Betty Chapman, PBK

File 4C

PROPOSAL TABULATION SHEET

*Vandagriff Elementary School Conversion Early Childhood Academy
Aledo Independent School District*

Proposal Date/Time: Monday, February 7, 2022 @ 2:00pm

PBK Project No.: 20149



	CZI DFW	MDI	Northridge	Pete Durant	Phillips May	RJM
PROPOSAL BOND – 10%	Y	Y	Y	Y	Y	Y
ADDENDA 1 Acknowledged	Y	Y	Y	Y	Y	Y
ADDENDA 2 Acknowledged	Y	Y	Y	Y	Y	Y
Base Proposal	\$1,550,000	\$1,917,000	\$1,494,000	\$1,706,000	\$1,360,333	\$1,207,442
Alternate #1	\$35,000	\$39,400	\$229,807	\$0	\$35,000	\$34,000
TOTAL BASE PROPOSAL (WITH ALTERNATES)	\$1,585,000	\$1,956,400	\$1,723,807	\$1,706,000	\$1,395,333	\$1,241,442
EVALUATION RANKING	78.8	65.3	76.6	82.2	70.8	86.9