



PARTNERS:
 James S. Davis AIA
 Roy L. Lewis AIA
 Jose A. Videla AIA
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ASSOCIATE:
 Rick Manning AIA

August 10, 2018

Michael Peterson
 Component Director, Purchasing and Operation Services
 Education Service Center, Region 20
 1314 Hines Avenue, San Antonio, Texas 78208

RE: 2018 Renovations, Expansions and Repairs; ESC20 Bid Number 180008.

Mr. Peterson;

At 2:00 pm, August 2, 2018 Competitive Sealed Proposals (CSP) were received at the offices of Education Service Center Region 20 for the above referenced project. The CSP's were opened and read out loud to those in attendance.

- Bandy Constructors \$14,466,000.00
- F.A. Nunnally General Contractors \$13,250,000.00
- Guido Construction \$13,249,000.00
- Summit Building & Design \$12,363,600.00

In addition to the cost proposal, additional information was requested to be provided with the Proposal for the purpose of assisting in the determination of the Best Value contractor. Using the information provided by the contractor the Contractors were scored on three criteria

- Cost 45%
- Qualifications 30%
- Interview 25%

Staff from ESC20 and staff from Architect and Engineer Team (A/E Team) scored the Contractors. After the completion of the scoring of Cost, Bandy Constructors withdrew from the process. The resultant scores (average of ESC20 and the A/E Team score) were:

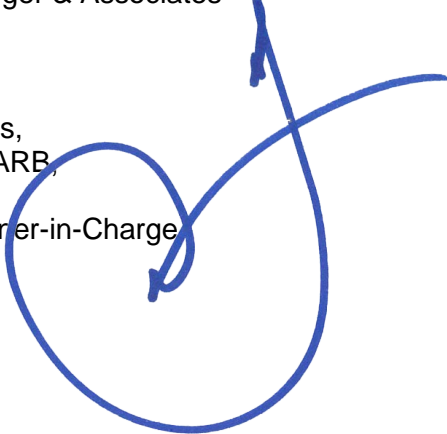
	Cost	Qualifications	Interview	Total
• Bandy Constructors	10.0			withdrew
• F.A. Nunnally General Contractors	22.5	28.0	21.0	71.5
• Guido Construction	22.5	23.0	18.0	63.5
• Summit Building & Design	31.0	12.0	8.5	51.5

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Based on the results of CSP evaluation process it is the recommendation of the A/E Team that Education Service Center Region 20 select F.A. Nunnelly General Contractors as the Best Value contractor on this project. If for some reason ESC20 should fail to negotiate a contract with F.A. Nunnelly then as dictated by the CSP process F.A. Nunnelly General Contractors would be released from the process and the ESC20 has the option to move to the second rank contractor; failing there, then the third ranked contractor.

Sincerely,
Garza/Bomberger & Associates

James S. Davis,
AIA, TSA, NCARB,
LEED/AP
Architect- Partner-in-Charge

A large, stylized handwritten signature in blue ink is written over the text of James S. Davis. The signature is a cursive-style name that loops around the text.

QUALITY SERVICE SINCE 1919

ESC20 2018 Renovations, Expansions and Repairs

ESC20 2018 Renovations, Expansions and Repairs					
Bid Amount	Points	Bandy Constructors	F.A. Nunnelly General Contractors	Guido Construction	Summit Building & Design
	45	\$14,466,000.00	\$13,250,000.00	\$13,249,000.00	\$12,363,600.00
Above 11 Million		\$3,466,000.00	\$2,250,000.00	\$2,249,000.00	\$1,363,600.00
Deduction (per 100,000 over 11 million)		-35	-22.50	-22.50	-14
Points Earned		10	22.50	22.50	31

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ESC, Region 20: 2017 Renovations, Expansions & Repairs

Prepared by	ESC Region 20								
Cost	Max. Points	Guido Construction		Bandy Constructors		F.A. Nunnley General Contractors		Summit Building and Design	
Total Cost Score	45		22.5		10.0		22.5		31.0
		Guido Construction		Bandy Constructors		F.A. Nunnley General Contractors		Summit Building and Design	
Submission	Max. Points	Answer	Score	Answer	Score	Answer	Score	Answer	Score
Years In Business	5	91	5	0	0	96	5	7	3
Number of Similar Projects	5	15	5	0	0	5	3	1	1
Reputation / References	5		5		0		5		5
Subcontractors	5		5		0		10		3
Other Consideration	10		3		0		5		0
Total Score	30		23		0		28		12
Interview		Guido Construction		Bandy Constructors		F.A. Nunnley General Contractors		Summit Building and Design	
	Max. Points		Score		Score		Score		Score
Understanding of Project	5		4		0		5		2
Project Manager	5		3		0		4		2
Project Superintendent	5		3		0		5		3
Other Consideration	10		6		0		8		4
Total Score	25		16		0		22		11
TOTAL PROPOSAL SCORE			61.5		10.0		72.5		54.0

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ESC, Region 20: 2017 Renovations, Expansions & Repairs

Prepared by		A/E Team							
Cost	Max. Points	Guido Construction		Bandy Constructors		F.A. Nunnley General Contractors		Summit Building and Design	
Total Cost Score	50		22.5		10.0		22.5		31.0
		Guido Construction		Bandy Constructors		F.A. Nunnley General Contractors		Summit Building and Design	
Submission	Max. Points	15	Score	Answer	Score	Answer	Score	Answer	Score
Years In Business	5	91	5	0	0	96	5	7	3
Number of Similar Projects	5	15	5	0	0	5	3	1	1
Reputation / References	5		5		0		5		5
Subcontractors	10		5		0		10		3
Other Consideration	5		3		0		5		0
Total Score	30		23		0		28		12
Interview		Guido Construction		Bandy Constructors		F.A. Nunnley General Contractors		Summit Building and Design	
	Max. Points		Score		Score		Score		Score
Understanding of Project	5		4		0		5		2
Project Manager	5		4		0		5		1
Project Superintendent	5		4		0		4		3
Other Consideration	10		8		0		6		0
Total Score	25		20		0		20		6
TOTAL PROPOSAL SCORE			65.5		10.0		70.5		49.0

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