




UNITED INDEPENDENT SCHOOL DISTRICT

Construction Management Department

TO: Mrs. Cordelia Flores Jackson, Director of Purchasing

FROM: Ignacio R. Alaniz, Jr., Director of Construction Management 

DATE: February 8, 2024

SUBJECT: Recommendation for Approval to Award CSP 021-2023 Reconstruction of the Staff Parking Lot at Newman Elementary School

The Construction Evaluation Committee has reviewed the proposal received for **CSP 021-2023 Reconstruction of the Staff Parking Lot at Newman Elementary School**. All cost proposals received were evaluated, scored and ranked by the Construction Evaluation Committee members listed below, in accordance with the published selection criteria; Including Relevant General Contractor Experience, Project Management Ability, Past Performance and Price Proposal.

The Purchasing Dept. negotiated a best and final price with the Highest Ranked vendor, and continued negotiations in the sequential order of score rankings, to ensure that the project could result in a cost proposal amount that is within the proposed budget amendment amount and is the most responsible bidder that meets plans and specifications.

After negotiations resulted in a best and final proposal from the 4th highest ranked vendor that meets specifications and is within budget, the Evaluation Committee selected and recommends for consideration that the project be awarded to Gallegos Paving, LLC,. In the amount of \$479,112.93, including the Base Bid, Additive Alternate # 2 (new sidewalk for student bus drop-off area), and a \$50,000.00 contingency allowance, strictly for District's use only if required.

Construction Evaluation Committee Members-

Enrique Rangel, P.E-Assistant Superintendent for Facilities and Construction
Alfonso Pena-Director of Maintenance and Operations
Ignacio R Alaniz, Jr.-Director of Construction Management
Dorian Gutierrez-Construction/Project Manager
Irene Ruiz-Accounting Manager
Norberto Martinez, Jr.-Senior Accountant

If you have any questions, please let me know.

CSP 021-2023
Reconstruction of the Staff Parking Lot at Newman Elementary School

Description/Contractor	ALC Construction Company	Gallegos Paving	Midas Contractors	Quantum Construction	Zertuche Construction
Base Bid	\$556,000.00	\$401,897.21	\$644,500.00	\$606,880.00	\$559,934.71
Contingency Allowance	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Total Base Bid Amount including Base Proposal Amount and Allowances	\$606,000.00	\$451,897.21	\$694,500.00	\$656,880.00	\$609,934.71
Alternate 1 (New Curb and Gutter around Parking Lot Perimeter)	\$23,040.00	\$22,334.55	\$44,600.00	\$31,880.00	\$27,083.65
Alternate 2 (New Sidewalk along Building)	\$10,575.00	\$7,952.40	\$14,900.00	\$12,380.00	\$8,423.46
Alternate 3 (Concrete Pavement with Monolithic Perimeter Curb, Bid to include all other improvements shown on plans except for alternate 1 & 2)	\$586,948.60	\$435,063.54	\$690,300.00	\$794,380.00	\$29,708.18
Alternate 4 (Base Bid Improvements except use caliche base in lieu of crushed limestone base)	\$445,629.42	\$296,434.57	\$551,400.00	\$474,880.00	-\$110,198.50
Alternate 5 (Alternate 3 Improvements except use caliche base in lieu of crushed limestone base)	\$555,848.30	\$399,385.92	\$657,200.00	\$607,680.00	-\$157.00
Alternate 6 (Fast Track Concrete - 1354 SF, 4000PSI, 7" Thick)	\$20,310.00	\$402,847.27	\$726,800.00	\$2,980.00	\$398.48

CSP 021-2023
Reconstruction of the Staff Parking Lot at Newman Elementary School

Best and Final Offer (BAFO)

Description/Contractor	ALC Construction Company	Gallegos Paving	Midas Contractors	*Quantum Construction	Zertuche Construction
Ranking after Evaluation	5	4	1	3	2
BAFO Base Bid <i>(revised to include concrete instead of asphalt paving)</i>	\$556,000.00	\$421,160.53	\$642,000.00	\$606,880.00	\$558,000.00
Contingency Allowance	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Total Base Bid Amount including Base Proposal Amount and Allowances	\$606,000.00	\$471,160.53	\$692,000.00	\$656,880.00	\$608,000.00
Alternate 1 (New Curb and Gutter around Parking Lot Perimeter)	\$23,040.00	\$22,334.55	\$42,000.00	\$31,880.00	\$26,500.00
Alternate 2 (New Sidewalk along Building)	\$10,575.00	\$7,952.40	\$14,000.00	\$12,380.00	\$8,000.00
Alternate 3 (Concrete Pavement with Monolithic Perimeter Curb, Bid to include all other improvements shown on plans except for alternate 1 & 2)	\$586,948.60	\$13,105.40	\$42,000.00	\$794,380.00	\$29,000.00
Revised Bid, Alternate 2 and Contingency Allowance		\$479,112.93			

*Contractor did not meet the submission deadline while negotiating. Tabulation is showing original bid not BAFO

~One submission was disqualified at bid opening due to not meeting minimum qualifications

Note: Government Code 2267.155 (c) Allows for USD to negotiate a satisfactory contract with the selected offeror in this case, the highest ranked, until a contract is reached. United ISD negotiated a satisfactory contract with the 4th highest ranked.

United Independent School District

CSP 021-2023

Reconstruction of the Staff Parking Lot at Newman Elementary School

Name of Contractor	ALC Construction Company	Gallegos Paving	Midas Contractors	Quantum Construction	Zertuche Construction
Enrique Rangel, P.E. Assistant Superintendent for Facilities & Construction	29.59	53.00	66.08	61.45	62.41
Ignacio R. Alaniz, Jr. Director of Construction Management	29.59	53.00	65.08	68.45	65.41
Alfonso Peña Director of Maintenance and Operations	29.59	53.00	66.08	65.45	67.41
Dorian Gutierrez Construction/Project Manager	29.59	53.00	66.08	68.45	68.41
Irene G. Ruiz Accounting Manager	29.59	53.00	66.08	62.45	64.41
Norberto Martinez, Jr. Senior Accountant	29.59	53.00	66.08	62.45	64.41
Grand Total	177.5	318.0	395.5	388.7	392.5
Ranking	5	4	1	3	2

UNITED INDEPENDENT SCHOOL DISTRICT
 BUDGET AMENDMENTS
 FOR THE MONTH OF FEBRUARY, 2024

<u>DEPT/ORGANIZATION</u>	<u>BUDGET</u>	<u>AMENDED BUDGET</u>	<u>INCREASE (DECREASE)</u>
DISTRICT WIDE - BA 24-03			
<u>EXPENDITURES</u>			
1994 81 109 XX XXX 66XXXX CAPITAL OUTLAY	\$ -	\$ 479,113	\$ 479,113
EXPENDITURES TOTAL	\$ -	\$ 479,113	\$ 479,113
<u>FUND BALANCE</u>			
1994 3600 UNASSIGNED FUND BALANCE	\$ 87,694,987	\$ 87,215,874	\$ (479,113)
FUND BALANCE TOTAL	\$ 87,694,987	\$ 87,215,874	\$ (479,113)

To allocate funds from Unassigned Fund Balance for Newman Elementary parking lot. **A decrease in Unassigned Fund Balance of \$479,113. Requested by Mr. Samuel D. Flores, Assistant Superintendent for Business & Finance.**