



April 18, 2022

Ms. Gwynetheia Pope
Purchasing Coordinator
Galveston Independent School District
3904 Avenue T
Galveston, Texas 77550

Re: Central Middle School Renovations
Galveston I.S.D. RFCSP 2021-22-012
VLK Architects Project No. 21-136.01

Dear Ms. Pope:

On Thursday, April 14, 2022, Competitive Sealed Proposals were received at the Galveston Independent School District's Administration Building for the Central Middle School Renovations project. Three (3) Contractors submitted proposals. Each Proposal is summarized on the attached Proposal Tabulation form.

Based on a review of the submitted proposals and accompanying proposal bond, and after evaluation of the proposals based on the published criteria in Division 00 – Procurement and Contracting Requirements of the specifications, per Education Code Chapter 44 and SB 669, and per our meeting with your administration and evaluation committee, VLK Architects hereby recommends that the Galveston Independent School District Board of Trustees award the construction contract to Unbehagen Construction/ Tucon, LLC, based on them having the highest score per the published criteria. Upon review of each of the proposals and taking into consideration the age of the building and the potential unforeseen items that may arise during construction, the evaluation team recommended increasing the Owner's Contingency Allowance from \$20,000 to \$80,000. Therefore, VLK Architects recommends acceptance of the Base Proposal and Alternate Number 1 for a total construction contract in the amount of Nine Hundred and Four Thousand Dollars (\$904,000.00).

Unbehagen Construction/ Tucon, LLC is a Houston-area based general contractor that has been actively involved in the construction industry for many years and has extensive work on educational facility projects in many area school districts, including many previous projects for Galveston ISD. After discussions with their references, we feel they are well qualified to execute the requirements of this contract.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Melissa E. Fleming". The signature is written in a cursive, flowing style.

Melissa E. Fleming, AIA
Principal

mfleming@vlkarchitects.com | 281.671.2300
20445 SH 249, Suite 350
Houston, Texas 77070
Attachments: Proposal Tabulation Documents

Galveston ISD
Request for Competitive Sealed Proposals
Proposal Scoring Sheet

CENTRAL MIDDLE SCHOOL RENOVATIONS

Galveston ISD

- Criteria 1 **Price: Base & Alternates; thirty (30) points**
- Criteria 2 **Offeror's experience and reputation; twenty (20) points**
- Criteria 3 **Quality of Offeror's goods or services; ten (10) points**
- Criteria 4 **Offeror's safety record; ten (10) points**
- Criteria 5 **Offeror's proposed personnel and sub-offerors; twenty (20) points**
- Criteria 6 **Whether the Offeror's financial capacity is appropriate to the size and scope of the project; ten (10) points**

Contractor	1. 30 pts.	2. 20 pts.	3. 10 pts.	4. 10 pts.	5. 20 pts.	6. 10 pts.	Total 100 pts.	Ranking
CFI Mechanical, Inc	20.0	17.7	10.0	5.0	16.0	5.0	73.7	3
Division One Construction	20.1	18.3	10.0	10.0	18.0	10.0	86.4	2
Unbehagen Construction / Tucon, LLC	30.0	19.1	10.0	5.0	18.0	5.0	87.1	1

PROPOSAL TABULATION SHEET

CENTRAL MIDDLE SCHOOL RENOVATIONS
Galveston ISD



Proposal Date / Time: Thursday, April 14, 2022 2:00PM
VLK Project #: 21-136.01

	CFI Mechanical, Inc	Division One Construction	Unbehagen Construction / Tucon, LLC			
PROPOSAL BOND: 5%	X	X	X			
ACKNOWLEDGED ADDENDUM No. 1	X	X	X			
ACKNOWLEDGED ADDENDUM No. 2	X	X	X			
TOTAL BASE PROPOSAL	\$812,057	\$825,000	\$454,000			
ALTERNATES:						
Alternate No.1: STEM Lab	\$451,200	\$435,000	\$390,000			
TOTAL OF SELECTED ALTERNATES	\$451,200	\$435,000	\$390,000			
TOTAL	\$1,263,257	\$1,260,000	\$844,000	\$0	\$0	\$0

Team Scoring Sheet
CENTRAL MIDDLE SCHOOL RENOVATIONS
Galveston ISD

CONTRACTOR	REVIEWER	Proposal Price 30 pts.	Experience & Reputation; References 20 pts.	Quality of Offeror's goods or services 10 pts.	Safety Record 10 pts.	Offeror's proposed personnel and sub-offers 20 pts.	Financial Capability for size and scope of project 10 pts.	TOTAL SCORE (100 POSSIBLE)	Comments
CFI Mechanical, Inc	Team review	20.0	17.7	10.0	5.0	16.0	5.0	73.7	50% points for Financial Capacity and Safety Record due to lack of financial statement or safety record provided
Division One Construction	Team review	20.1	18.3	10.0	10.0	18.0	10.0	86.4	
Unbehagen Construction / Tucon, LLC	Team review	30.0	19.1	10.0	5.0	18.0	5.0	87.1	50% points for Financial Capacity and Safety Record due to lack of financial statement or safety record provided