

# MEETING DATE: May 18, 2021

**AGENDA ITEM:** Consider Approval of Competitive Sealed Proposal Bid for 2019 Bond Project: McAnally Intermediate School Conversion to Vandagriff Elementary School

**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 McAnally Intermediate School conversion to Elementary School 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 21-040221 on April 5.
  - Conducted a Pre-Proposal Meeting for interested parties on April 8.
  - Received twelve (12) Competitive Sealed Proposals by the time/due date of 2:00 PM on April 27.
  - 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 McAnally Intermediate School conversion to Elementary School construction project to Construction Zone of DFW, LLC.
- 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 Construction Zone of DFW, LLC provides the best value to the District to ensure timely completion of this project.

## FISCAL INFORMATION:

The cost of \$7,750,800.00 is within the construction budget allocated for the McAnally Intermediate School Conversion to Elementary School 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 Construction Zone of DFW, LLC and authorize the Superintendent to execute a negotiated contract with Construction Zone of DFW, LLC for the McAnally Intermediate School conversion to Elementary School construction project. 100 Throckmorton St., Suite 1550 Fort Worth, TX 76102 Phone: 817/332-4333 www.pbk.com

May 12, 2021

#### VIA: E-Mail



Architecture Engineering Planning Technology Facility Consulting Mr. Earl Husfeld Chief Financial Officer Aledo Independent School District 1008 Bailey Ranch Road Aledo, Texas 76008

RE: Vandagriff Elementary School / McAnally Intermediate School Conversion Recommendation for Award of Construction Contract Aledo Independent School District CSP No.: 21-040221 \\ PBK Project No.: 20150

Dear Mr. Husfeld:

On Tuesday, April 27, 2021, Competitive Sealed Proposals were received by the Aledo Independent School District for the Vandagriff Elementary School / McAnally Intermediate School Conversion. A total of twelve (12) 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 Construction Zone of DFW for the sum of seven million, seven hundred-fifty thousand and eight hundred dollars (\$7,750,800.00).

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 / McAnally Intermediate School Conversion.

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** 

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**

McAnally - Vandagriff Conversion Aledo Independent School District

Proposal Date/Time: Tuesday, April 27th; 2:00PM

PBK Project No.: 20150



	Cadence McShane	CZ DFW	ICI	Imperial	Кеу	MDI	Northridge	Pete Durant	Ratcliff	Reeder	RJM	SDB
PROPOSAL BOND - 10%	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDA 1-2 Acknowledged	x	x	x	x	х	x	x	x	x	x	x	x
Base Proposal	\$8,047,000	\$7,750,800	\$7,760,000	\$8,160,000	\$8,400,000	\$8,320,000	\$8,000,000	\$7,856,000	\$7,719,000	\$8,400,000	\$8,055,222	\$8,283,600
Unit Price 1: Concrete	\$ 615.00	\$ 58.80	\$ 284.00	\$ 500.00	\$ 246.65	\$ 600.00	\$ 600.00	\$ 225.00	\$ 222.00	\$ 586.00	\$ 650.00	\$ 128.00
Unit Price 2: Select Fill	\$ 34.70	\$ 28.35	\$ 55.00	\$ 24.00	\$ 61.05	\$ 22.50	\$ 46.80	\$ 20.00	\$ 55.00	\$ 36.00	\$ 36.00	\$ 54.00
Unit Price 3: Duplex Power Outlet	\$ 341.25	\$ 157.50	\$ 550.00	\$ 420.00	\$ 183.16	\$ 200.00	\$ 325.00	\$ 175.00	\$ 180.00	\$ 425.00	\$ 175.00	\$ 402.00
Unit Price 4: Duplex Data	\$ 351.75	\$ 236.50	\$ 715.00	\$ 320.00	\$ 378.53	\$ 400.00	\$ 227.00	\$ 150.00	\$ 130.00	\$ 2.25	\$ 150.00	\$ 402.00
Unit Price 5: Luxury Vinyl Tile (LVT)	\$ 4.41	\$ 5.25	\$ 7.00	\$ 4.00	\$ 4.58	\$ 4.90	\$ 6.30	\$ 5.00	\$ 5.50	\$ 4.00	\$ 6.00	\$ 11.00
Unit Price 6: Porcelain Floor Tile	\$ 9.77	\$ 10.50	\$ 14.00	\$ 13.60	\$ 11.70	\$ 12.85	\$ 15.00	\$ 13.00	\$ 13.40	\$ 10.00	\$ 10.60	\$ 17.00
Unit Price 7: Porcelain Wall Tile	\$ 8.82	\$ 10.50	\$ 16.00	\$ 9.75	\$ 5.95	\$ 10.50	\$ 15.85	\$ 10.50	\$ 10.95	\$ 11.00	\$ 11.50	\$ 15.00
Unit Price 8: Plastic Laminate Faced Wood Doors	\$ 892.50	\$ 341.25	\$ 1,665.00	\$ 1,600.00	\$ 702.11	\$ 700.00	\$ 2,210.00	\$ 700.00	\$ 676.00	\$ 2,260.00	\$ 485.00	\$ 985.00
TOTAL BASE PROPOSAL (NO ALTERNATES)	\$8,047,000	\$7,750,800	\$7,760,000	\$8,160,000	\$8,400,000	\$8,320,000	\$8,000,000	\$7,856,000	\$7,719,000	\$8,400,000	\$8,055,222	\$8,283,600
EVALUATION RANKING	5	1	8	7	12	10	4	2	3	11	6	9
POST PROPOSAL NEGOTIATION												