

Review and Consider Bids for Construction Manager at Risk (CMAR) for Student Housing Construction Project

A request for proposals (RFP #25-08-142) for a construction manager at risk was sent to 11 firms and was advertised in the local newspaper. Two responses were received. The proposals are available for Board review, if desired.

After reviewing the proposals received, staff evaluated and interviewed the two firms that responded. Staff recommend the CMAR contract be awarded to Sullivan Brothers, PO Box 17101, Galveston Texas 77553. The staff evaluation concluded that Sullivan Brothers offers the best value for the College. In addition, Sullivan Brothers have more experience building on the island and constructing this specific student housing design. Funding to be used is the General Construction fund.

Following discussion, the Facilities Committee will determine a recommendation to the Board of Regents regarding the approval of the bid for a Construction Manager at Risk (CMAR) for the Student Housing Project.

	<b>Sullivan Brothers Box 1710 Galveston, TX</b>	<b>Indi Construction Partners 4031 Ellis Road Suite 100 Friendswood, TX</b>
Preconstruction Fee	150,000	30,950
Construction Service Fees		
On-Site Superintendent	85,000	80,000
Mobilization Costs	5,000	12,700
Costs Incidental to Operations and Maintenance of Job Site	5,000	42,070
Other Incidental Projects not included as part of Overhead & Profit	8,500	138,600
Insurance Requirements	3,954	19,000
Payment and Performance Bonds	<u>24,000</u>	<u>30,000</u>
Total Construction Service Fees	131,454	322,370
Contingencies	None Requested	180,000
Other Costs not Enumerated Above	None Requested	
Project Control		65,000
Safety		70,000
Prepare Shop Drawings		<u>10,000</u>
		145,000
Total Fees and Services	281,454*	678,320
Overhead and Profit Fee	25%	3.75%
Total Project Budget including fees, services, overhead, and profit	\$2,437,704*	\$2,598,320**

\* Price includes construction for the buildings and associated soft costs, overhead and mobilization. Proposed budget does not include any horizontal infrastructure improvements such as sub-surface storm drainage, water line extensions, etc.

\*\*Written proposal did not include an estimate of construction costs. The estimate of construction costs was provided during the interview process which allowed the College to calculate this total cost number.