

Consider Facilities Committee Recommendation Regarding 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.

Mr. Michael B. Hughes, Facilities Committee Chairperson, will provide the Committee's recommendation for Board consideration.

|                                                                     | <b>Sullivan Brothers<br/>Box 1710<br/>Galveston, TX</b> | <b>Indi Construction<br/>Partners<br/>4031 Ellis Road<br/>Suite 100<br/>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.