



Calallen ISD

Special Meeting

Monday, January 22, 2018 7:15 AM

Agenda of Special Meeting

The Board of Trustees Calallen ISD

A Special Meeting of the Board of Trustees of Calallen ISD will be held January 22, 2018, beginning at 7:15 AM in the Central Administration Office, 4205 Wildcat Dr., Corpus Christi, Texas.

The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.

Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. Opening of Special Meeting by Chairman 3
2. New Business
 - A. Consider approval and ranking of Construction Manager at Risk (CMAR) for Calallen ISD 2017 School Construction Bond Programs: Calallen West Elementary, Calallen High School Science Wing and additions and renovations to Calallen High School Agricultural, Building Trades and Industrial Arts Building
Presenter: Dr. Almendarez / Mr. McDavid 4
3. Adjourn



Calling the Meeting to Order

I call this meeting of the Calallen Independent School District Board of Trustees to order and let the record show that a quorum of Board Members is present and that this meeting was duly called and posted in accordance with the Texas Open Meetings Act, Texas Government Code 551.

BOARD OF EDUCATION
CALALLEN INDEPENDENT SCHOOL DISTRICT
CORPUS CHRISTI, TEXAS

Date : January 22, 2018

Subject: Consider approval and ranking of Construction Manager at Risk (CMAR)
for Calallen ISD 2017 School Construction Bond Programs: Calallen West
Elementary, Calallen High School Science Wing and additions and renovations
to Calallen High School Agricultural, Building Trades and Industrial Arts Building

New Business

Action

BACKGROUND INFORMATION

The administration advertised an RFQ (Request for Qualifications), for a Construction Manager at Risk (CMAR) for the Calallen ISD 2017 School Construction Bond Program.

Three contractors responded:

- 1) Journeyman Construction, Inc.
- 2) Polasek Construction, Inc.
- 3) Weaver and Jacobs Constructors

They were evaluated and all three were invited to attend separate interviews on Wednesday, January 10, 2018. The interviews were evaluated and all three contractors were invited to respond to the District's Request for Proposals (RFP).

The three Request for Proposals (RFP) were evaluated by a District Committee on Tuesday, January 16, 2018.

ITEM ADDRESSED

Consider approval and ranking of Construction Manager at Risk (CMAR) for Calallen ISD 2017 School Construction Bond Programs: Calallen West Elementary, Calallen High School Science Wing and additions and renovations to Calallen High School Agricultural, Building Trades and Industrial Arts Building

RECOMMENDED ACTION

The Administration will make a recommendation at the meeting.

**CONSTRUCTION MANAGER AT RISK
STEP TWO EVALUATION FORM
SCHOOL CONSTRUCTION BOND PROGRAM 2017
CALALLEN INDEPENDENT SCHOOL DISTRICT
RWS ARCHITECTS PROJECT NO. 2016-09
JANUARY 2018**

NOTE: SCORING TO BE 1 (LOWEST) TO 5 (HIGHEST) FOR EACH OF THE CRITERIA. PLACE THE NUMBER IN THE "AVERAGE SCORE" COLUMN FOR EACH CRITERIA LISTED

CONTRACTORS		JOURNEYMAN CONSTRUCTION		POLASEK CONSTRUCTION		WEAVER & JACOBS	
Evaluator: SUMMARY							
	WEIGHT	AVERAGE SCORE	WEIGHTED SCORE	AVERAGE SCORE	WEIGHTED SCORE	AVERAGE SCORE	WEIGHTED SCORE
EVALUATION CRITERIA							
RFQ - STEP ONE							
Personnel for this Project	20%	4.06	16.24	4.75	19.00	3.88	15.52
Construction Manager at Risk Experience	15%	3.38	10.13	4.75	14.25	4.25	12.75
Previous Experience with Calallen ISD	5%	1.00	1.00	5.00	5.00	1.00	1.00
Experience with Corpus Christi Area Schools	5%	4.75	4.75	4.88	4.88	4.25	4.25
Experience on Similar Projects	10%	5.00	10.00	4.88	9.76	4.38	8.76
Overall Reputation for Managing Schedule, Budget, Scope Changes	5%	4.75	4.75	4.75	4.75	4.25	4.25
Overall Reputation for Punch List/Close Out & Warranty	5%	4.50	4.50	4.75	4.75	4.13	4.13
Quality of Construction	10%	4.50	9.00	4.94	9.88	4.00	8.00
Financial Stability	5%	4.88	4.88	4.75	4.75	4.88	4.88
Safety Record	5%	5.00	5.00	5.00	5.00	4.80	4.80
(Highest Score is the Best Respondent)	85%		70.24		82.02		68.34
Ranking by Step One Score			2		1		3
RFP - STEP TWO							
Pre-Construction Services (Ea Proposal)							
Project A			\$25,000.00		\$3,000.00		\$5,000.00
Project B			\$25,000.00		\$3,000.00		\$5,000.00
Project C			\$25,000.00		\$5,000.00		\$5,000.00
Ranking for Pre-Construction Services			3		1		2
Sub-Total Step Two Scores							
Project A - New West Elementary	15%	4.00	12.00	5.00	15.00	3.00	9.00
Project B - CHS Additions and Renovations	15%	4.00	12.00	5.00	15.00	3.00	9.00
Project C - Combination Projects A & B	15%	3.00	9.00	5.00	15.00	4.00	12.00
TOTAL SCORES (Step One + Step Two)							
Project A - New West Elementary	100%		82.24		97.02		77.34
Ranking for Project A			2		1		3
Project B - CHS Additions and Renovations	100%		82.24		97.02		77.34
Ranking for Project B			2		1		3
Project C - Combination of Projects A & B	100%		79.24		97.02		80.34
Ranking for Combination Fee Proposal			3		1		2

**CONSTRUCTION MANAGER AT RISK
STEP TWO EVALUATION FORM
SCHOOL CONSTRUCTION BOND PROGRAM 2017
CALLEN INDEPENDENT SCHOOL DISTRICT
RWS ARCHITECTS PROJECT NO. 2016-09
JANUARY 2018**

**REQUEST FOR PROPOSAL TABULATION
SCHOOL CONSTRUCTION BOND PROGRAM 2017
CALALLEN INDEPENDENT SCHOOL DISTRICT
REQUEST FOR PROPOSALS RECEIVED: JANUARY 16, 2018 AT 2:00 P.M.
RWS PROJECT NOS. 2016-09 CALALLEN ISD MISCELLANEOUS PROJECTS**

PROPOSERS	JOURNEYMAN CONSTRUCTION	POLASEK CONSTRUCTION	WEAVER & JACOBS CONSTR.
<u>FEE PROPOSALS</u>			
PROJECT A - NEW WEST ELEMENTARY SCHOOL			
A. PRE-CONSTRUCTION PHASE LUMP SUM AMOUNT	\$25,000.00	\$3,000.00	\$3,000.00
B. CONSTRUCTION PHASE PERCENT FEE	4.0000%	2.7000%	3.7500%
C. GENERAL CONDITIONS PERCENTAGE FEE	5.6100%	2.8700%	6.4994%
TOTAL OF B & C ABOVE	9.6100%	5.5700%	9.7494%
PROJECT B - CHS SCIENCE CLSRM ADDITION & RENOVATION & CHS AG, BUILDING TRADES AND IND. ARTS			
A. PRE-CONSTRUCTION PHASE LUMP SUM AMOUNT	\$25,000.00	\$3,000.00	\$5,000.00
B. CONSTRUCTION PHASE PERCENT FEE	4.0000%	3.5000%	3.2500%
C. GENERAL CONDITIONS PERCENTAGE FEE	6.5000%	4.7700%	8.1493%
TOTAL OF B & C ABOVE	10.5000%	8.2700%	11.3993%
PROJECT C - PROJECT A PLUS PROJECT B COMBINED			
A. PRE-CONSTRUCTION PHASE LUMP SUM AMOUNT	\$25,000.00	\$5,000.00	\$5,000.00
B. CONSTRUCTION PHASE PERCENT FEE	4.0000%	3.0500%	2.2500%
C. GENERAL CONDITIONS PERCENTAGE FEE	6.0200%	3.62%	5.9938%
TOTAL OF B & C ABOVE	10.0200%	6.6700%	9.2438%
LETTER FROM BONDING AGENT	YES	YES	YES
ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA	YES	YES	YES

**CALLEN ISD
COST PRICE ANALYSIS
STEP TWO CONSTRUCTION MANAGER AT RISK CMAR**

January 16, 2018

VENDOR	TOTAL PERCENTAGE OF CONTRACTOR FEES ALL PROJECTS	ESTIMATED TOTAL CONTRACTOR COST
Polasek Construction	6.67%	\$1,767,550
Weaver & Jacobs Construction	9.2438%	\$2,449,607
Journeyman Construction	10.02%	\$2,655,300

As a result of the formal procurement released by the District on December 14, 2017 for a Construction Manager at Risk (CMAR), three vendors responded to the solicitation. All three vendors were deemed responsive and qualified to perform the requested services.

As illustrated in the cost/price analysis above, of the three vendors which submitted proposals, the offer tendered by Polasek Construction indicated the lowest construction phase and general conditions percentage fees for all vendors.

It must be noted: *The aggregate of all proposed work is estimated at approximately \$26,500,000. Once Guaranteed Maximum Pricing (GMP) for each project is established, the fore mentioned percentages indicated above translate into the construction fees charged by the contractors.*

*If \$26,500,000 is used as a base point for comparison, the real costs are indicated in the column **Estimated Total Contractor Cost**. As illustrated in the proposal submitted by Polasek Construction, the actual savings in construction fees will equate to approximately \$680,000 to the District.*

Blair McDavid
Director of Operations
Calallen ISD