

Purchase Request #1
Regular Board Meeting October 7, 2019
Consideration of Approval to Contract for Construction Manager at Risk
For Central Campus Classroom Building

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract for Construction Manager-at-Risk (CMR) with Tellepsen Builders, L.P. for construction of the new Central Campus Classroom Building.

BACKGROUND

In August 2019, the Board authorized the CMR delivery method for the Central Campus Classroom Building. Project Number 20-01 utilized a two-step solicitation process to procure services for this project in accordance with the Texas Government Code, Section 2269.251. A mandatory pre-solicitation meeting for prospective proposers was held on August 14, 2019. The thirteen (13) firms who attended were invited to respond to the Request for Qualifications (RFQ), the first phase of the two-step process. Submittals were received from four (4) firms, and evaluations of the submittals was based on criteria published in the RFQ.

All four (4) firms were invited to participate in the second phase of the two-step process. This included a request for price proposals along with interviews conducted by the evaluation committee. Each phase was scored and ranked using a numerical assessment, with Tellepsen Builders, L.P. receiving the highest overall score.

IMPACT OF THIS ACTION

This action will approve the award of a contract to build the new Central Campus Classroom Building. This project will consist of a new, three-story mass timber classroom building, comprising approximately 120,000 gross square feet. This new building will contain instructional classrooms, computer and robotic labs, lecture hall, administrative offices, student collaboration areas and support spaces. Goals for the classroom building flow directly out of the College's Vision, Mission, and Values.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the Construction Manager will provide pre-construction services for a lump sum fee of \$45,000. The construction management fee of 2.4 percent will be applied to the final Cost of Work, which will be confirmed with the Guaranteed Maximum Price. The estimated Cost of Work is \$35,200,000.

This project will be funded from the 2015 Bond program.

MONITORING AND REPORTING TIMELINE

Design activities began in June 2019 and are expected to be completed by July 2020. Design assistance and pre-construction efforts by the CMR will begin immediately upon award in October 2019, and construction of the new building is anticipated to take place from November 2020 through August 2021.

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Design and construction will be monitored by the College's Capital Projects personnel and reported monthly to the Building Committee. Program management will be conducted by AECOM.

ATTACHMENTS

Attachment 1 – Tabulation

RESOURCE PERSONNEL

Chuck Smith	281-998-6341	charles.smith@sjcd.edu
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**CMR 20-01 Construction Manager-at-Risk
Central Campus Classroom Building**

Attachment No. 1 – Tabulation

QUALIFICATIONS SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
DPR Construction	511.67	85.28	40%	34.11
Tellepsen Builders, L.P.	546.65	91.11	40%	36.44
The Whiting-Turner Contracting Company	485.58	80.93	40%	32.37
Webber Commercial Construction	496.20	82.70	40%	33.08

INTERVIEW SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
DPR Construction	484.30	80.72	30%	24.22
Tellepsen Builders, L.P.	512.20	85.37	30%	25.61
The Whiting-Turner Contracting Company	397.80	66.30	30%	19.89
Webber Commercial Construction	384.00	64.00	30%	19.20

PRICING SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
DPR Construction	556.50	92.75	30%	27.83
Tellepsen Builders, L.P.	590.97	98.49	30%	29.55
The Whiting-Turner Contracting Company	600.00	100.00	30%	30.00
Webber Commercial Construction	561.18	93.53	30%	28.06

Average Score = Total Score Divided by 6 Evaluators

FINAL SCORES - RANKED

Contractor	Score
Tellepsen Builders, L.P.	91.60
DPR Construction	86.15
The Whiting-Turner Contracting Company	82.26
Webber Commercial Construction	80.34