

**ACTION ITEM
BOARD MEETING
May 26, 2009**

**TOPIC: AUTHORIZATION TO NEGOTIATE AND ENTER INTO
CONTRACT WITH A GENERAL CONTRACTOR FOR THE 2007
CAPITAL IMPROVEMENT PROGRAM BID PACKAGE #002
(FWISD RFCSP #09-098)**

BACKGROUND:

The process of advertising and releasing a Request for Competitive Sealed Proposals #09-098 for the construction of the 2007 CIP Bid Package #002 has been completed.

BP #002 includes the following projects:

TEA #117 – Como Elementary School Elementary School - Renovation
TEA #063 – Como Montessori School - Renovation
TEA #062 – International Newcomer Academy/ Applied Learning Academy -
Renovation

Proposals have been received, opened, and reviewed for completeness and validity.

RFCSP Statistics

Proposals requested: Open

Proposals received: 9

HUB Firms: 3

Compliant proposals: 9

The Evaluation and Selection Committee members have completed their evaluation of the proposals and have collectively ranked the Proposers according to the scoring of their proposals utilizing the published evaluation criteria. The Procurement Record Memo containing detailed information is attached to this Action Item for the consideration of the Board. The list of top ranked Contractors follows:

1. Reeder General Contractors, Inc.
2. Construction Zone International, L.P.
3. CORE Construction Services of Texas, Inc.

The Capital Improvement Program (CIP) seeks authorization from the Board to proceed with formal negotiations with the best value Contractor. Should the first ranked Contractor decline or otherwise fail to enter into an agreement, the CIP shall formally end negotiations and proceed into negotiations with the next ranked Contractor, until an agreement is reached or the contract will be rebid.

Furthermore, the CIP seeks authorization from the Board to enter into an agreement with a General Contractor upon conclusion of successful negotiations. In accordance with the District's HUB expectation, for this contract HUB participation is requested at 25% of the contract amount

ALTERNATIVES:

1. Authorize the CIP to negotiate and enter into contract with a General Contractor for 2007 CIP Bid Package #002.
2. Decline to authorize the CIP to negotiate and enter into contract with a General Contractor for 2007 CIP Bid Package #002.
3. Remand to CIP staff for further study.

SUPERINTENDENT'S RECOMMENDATION:

Authorize the CIP to negotiate and enter into contract with a General Contractor for 2007 CIP Bid Package #002.

*Board approved
superintendent's recommendation.
J. Kean*

FUNDING SOURCE:

Capital Improvement Program Funds

COST:

Not to Exceed \$4,773,752.00

RATIONALE:

On January 22, 2008, the Board of Education authorized the District to use competitive sealed proposals (CSP) as the procurement method for projects in conjunction with the 2007 Capital Improvement Program. The CSP statutes for Texas were used to select the best value Contractor and will be used to negotiate and enter into a contract to provide these construction services.

On November 20, 2008, the Board of Education approved the Standard Form of Agreement and General Conditions for Construction. This approved template will be used to contract for these services. The negotiation and execution of this contract will follow the procedures established by Board policy and law.

INFORMATION SOURCES:

Walter Dansby
Robert Palmer

CSP EVALUATION RECORD MEMO

TO: Procurement Record Document - 2007 Capital Improvement Program
BP # - 002 (RFCSP #09-098)

TEA 117 – Como Elementary School
TEA 063 – Como Montessori School
TEA 062 – International Newcomer Academy/ Applied Learning Academy

RE: Advisory Ranking and Procurement Time Line

FROM: Jim Kram, CIP General Business Manager

PREPARED BY: Makala Denefield, AECOM Purchasing Coordinator

(The procurement record is listed in reverse order, with the newer entries at the top).

Evaluation Committee Members:

A/E Representative: Jayson Webb, Ames Fender Architects
CIP Senior Construction Officer: Robert Palmer
CIP HUB Specialist: Brenda Adams
CIP Safety Manager: Rene Rodriguez
AECOM Project Manager: Matt Trammel
AECOM Safety Coordinator: Abraham Gonzalez
AECOM HUB Coordinator: Crystal Padilla
AECOM Controls Manager (Financial): Ray Castillo

Non-Scoring:

AECOM Program Director: Conan Mathson
CIP General Manager: Jim Kram
CIP Auditor: Gregory Miller
CIP Contract Administrator: Diana Thompson

DATE: May 18, 2009

Evaluation Memo Review completed and included in the Board Agenda.

DATE: May 18, 2009

Evaluation memo completed by AECOM Purchasing Coordinator and forwarded to CIP General Manager for review.

Fort Worth ISD Capital Improvement Program
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DATE: May 14, 2009

The Evaluation Committee convened at 9:30 AM to review the scores and correct any discrepancies in the scoring between the Evaluation Committee Members. No major discrepancies were found.

The resulting ranking is follows:

BP # 002

- 1st Reeder General Contractors, Inc.**
- 2nd Construction Zone International, L.P.**
- 3rd CORE Construction Services of Texas, Inc.**

The Contract Sum not to exceed, as a cap in negotiations for Bid Package #002 is: \$4,773,752.00

DATE: May 11, 2009

Bid tabulation form was posted on the FWISD website, which includes information regarding all proposals submitted.

DATE: May 6, 2009

Proposals were received from nine (9) contractors with pricing, opened and publicly read at 2:00 PM. It was noted to the attendees whether it appeared each proposal contained a signed proposal bond and each cost proposal was signed, and acknowledgement of all addenda.

DATE: May 6, 2009

Proposal Part 2 was due and received at 2:00 pm.

DATE: May 5, 2009

Proposal Part 1A and Proposal Part 1B were due and received at 2:00 pm (and 3:00 pm, respectively).

DATE: April 30, 2009

Addendum #01 was issued.

DATE: April 23, 2009

Pre-proposal meeting held at 9:30 am at the Como Elementary School, 4000 Horne Street, Fort Worth, TX 76107.

DATE: April 20, 2009

Second legal ad runs.

DATE: April 13, 2009

First legal ad runs. Documents available for purchase or for deposit from PIC Printing; 4521 South Hulen Street, Ste. 116, Fort Worth, Texas 76109, and were on file at various plan rooms and chambers of commerce.

[End]