

Carrollton Farmers Branch Independent School District Executive Summary Report

Date
June 25, 2009

Agenda Item
I.D.17

Item Description (reference to District Goal):
<p>Consider All Matters Related to CSP #09-05-191-0 for Request for Competitive Sealed Proposals for Construction Manager At-Risk – Additions and Renovations to Rosemeade Elementary School, Including Awarding This Contract to Hunt Construction Group</p> <p>Renovations and additions to Rosemeade Elementary School were included in the 2003 Bond Program. The Board declared the Construction Manager At-Risk 2-Step construction delivery method as the best method to complete this project at the April 9, 2009, Board meeting. In a separate action item, SHW Group was named as the architect for this project.</p> <p>In Step One of this process requests for competitive sealed proposals were issued to 27 potential vendors. Fifteen qualification statements were received; evaluations were made and ranked by the Construction Evaluation Committee. It was determined that the top three firms were qualified to proceed to the second step, and pricing was requested for the projects each firm was interested in performing. As a result, the attached tabulation reflects the proposals submitted by the top three firms.</p> <p>After complete review and evaluation, the Construction Evaluation Committee recommends that this project be awarded to Hunt Construction Group as the construction manager offering the best overall proposal.</p>

Attachments:
Memorandum from Facilities Services Tabulation

Administrative Recommendation:
Award contract to Hunt Construction Group as Construction Manager At-Risk for Renovations and Additions to Rosemeade Elementary School as described above.

Budget/Funding
2003 Bond Program



Carrollton · Farmers Branch
Independent School District

Memorandum

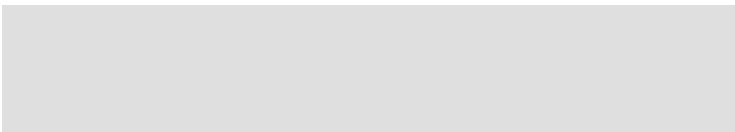
To: Robert McLaughlin, Director of Purchasing
From: Johnny Hibbs
CC: Mark Hyatt, Thomas Bell, Amy Miller, Mike Elmore
Date: June 10, 2009
Re: CSP #09-05-191-0 CM AT-Risk-Rosemeade

On May 19, 2009 proposals were received by the Purchasing Department for Construction Managers to perform the work related to the additions at Rosemeade Elementary School. Response to the offering was very good with 15 companies tending submissions. From the 15 responders 3 companies were selected based on qualifications to submit fees and reimbursables. From the short-listed responders evaluations were conducted to determine which company in the estimation of the team would provide the best service and value to the District.

From the data gleaned from the proposals the committee has determined that **Hunt Construction Group** provides the best value to the District to perform this project. Though Hunt Construction Group did not provide the lowest fee for services, this company has historically demonstrated an ability to assemble bid packages that provide savings to the owner that exceed initial costs. Hunt Construction Group has successfully completed projects for the District in the past that have closed out at a cost per square foot that has been marked less than the North Texas average.

Another aspect unique to this project is the summer renovation phase of the project. The existing office spaces of Rosemeade Elementary will experience a complete demolition and build back. This portion of the project will be fast-track with a mandatory completion date. Hunt Construction has demonstrated during the Country Place Elementary School Additions and Renovations an ability to perform at this high level and has earned the confidence of the committee.

Thank you for a great job provided by the Purchasing Department, the number of qualified proposals was excellent, and allowed for a very competitive selection process.



CSP # 09-05-191-0 - Construction Manager At-Risk - Renovations and Additions - Rosemeade - Tabulation

Item #	Item/Description - Fees	Hunt Construction Group	Pogue Construction	Starling Richardson Construction
	Project:	Rosemeade Elementary School	Rosemeade Elementary School	Rosemeade Elementary School
	Project Budget Amount - Determined by C-FB ISD:	\$ 5,500,000.00	\$ 5,500,000.00	\$ 5,500,000.00
1.0	Construction Services Percentage	2.25%	2.182%	1.75%
1.1	Construction Services Fee	\$ 123,750.00	\$ 120,010.00	\$ 96,250.00
2.0	Pre-Construction Fee:	\$ -	\$ 2,000.00	\$ 4,000.00
3.0	Field Office & Staff:-(Sum from Line 14)	\$ 99,437.00	\$ 92,069.00	\$ 176,306.00
4.0	General Conditions (minus Field Office Staff)	\$ 117,972.00	\$ 91,566.00	\$ 163,992.00
	Total Cost = (Pre-Construction Fee + Construction			
5.0	Services + Field & Office Staff + General Conditions) =	\$ 341,159.00	\$ 305,645.00	\$ 440,548.00
	Estimated General Conditions Cost per Month:	\$ 30,000.00	\$ 18,568.00	\$ 21,066.00
	Onsite Field Office Staff:			
6.0	Project Manager	\$ 25,103.00	\$ 22,948.00	\$ 35,178.00
7.0	Superintendent	\$ 66,560.00	\$ 50,879.00	\$ 83,148.00
8.0	Other Field Office Staff – Defined in Footnote	\$ 7,774.00	\$ 15,539.00	\$ 57,980.00
9.0	Other Field Office Staff – Defined in Footnote		\$ 2,703.00	
10.0	Other Field Office Staff – Defined in Footnote			
11.0	Other Field Office Staff – Defined in Footnote			
12.0	Other Field Office Staff – Defined in Footnote			
13.0	Other Field Office Staff – Defined in Footnote			
14.0	Sub-Total - On-Site Field Office Staff:	\$ 99,437.00	\$ 92,069.00	\$ 176,306.00
15.0	Personnel dedicated to this project:			
	Project Manager:	50%	50%	50%
	Superintendent:	100%	100%	100%
	General Conditions			
16.0	Field Engineering Labor:	cost of work	cost of work	\$ 4,000.00
17.0	Field Engineering Equipment and Supplies:	cost of work	cost of work	\$ 500.00
18.0	Field Project Office:	\$ 4,970.00	\$ 3,519.00	\$ 18,120.00
19.0	Temporary Fire Extinguishers and Safety Equipment and Labor:	\$ 910.00	\$ 1,929.00	\$ 600.00
20.0	Office Furniture:	\$ 500.00	\$ -	\$ 500.00
21.0	Office Supplies:	\$ 2,600.00	\$ 427.00	\$ 600.00
22.0	Postage/Federal Express/Courier Services:	\$ 867.00	\$ -	\$ 600.00
23.0	Miscellaneous Document Printing:	\$ 2,392.00	\$ -	\$ 500.00
24.0	Copy Machine and Paper:	\$ 1,755.00	\$ 220.00	\$ 750.00
25.0	Office Equipment:	\$ 1,183.00	\$ -	\$ -
26.0	Telephone and Fax Services:	\$ 3,250.00	\$ 5,762.00	\$ 6,000.00
27.0	Janitorial Services:	\$ -	\$ -	\$ -

CSP # 09-05-191-0 - Construction Manager At-Risk - Renovations and Additions - Rosemeade - Tabulation

Item #	Item/Description - Fees	Hunt Construction Group	Pogue Construction	Starling Richardson Construction
28.0	Construction Clean-up:			
29.0	Miscellaneous Small Tools and Consumables:	\$ 1,500.00	\$ 822.00	\$ 200.00
30.0	Vehicle Rental:	\$ 6,075.00	\$ 9,374.00	\$ 14,400.00
31.0	Vehicle Fuel, Maintenance and Repair:	\$ 3,150.00	\$ -	\$ -
32.0	Vehicle Insurance:	\$ -	\$ -	\$ -
33.0	All Risk Builder's Insurance:	\$ 4,950.00	\$ 3,335.00	\$ 6,600.00
34.0	Commercial General Liability Insurances:	\$ 38,500.00	\$ 8,149.00	\$ 24,222.00
35.0	All Other Insurances in Addition to CGL required:	\$ -	\$ 6,195.00	\$ -
36.0	Building Permit Fees	by owner	n/a	to be determined
37.0	Construction, Equipment Freight and Insurance Charges:	\$ -	\$ -	\$ -
38.0	Independent Testing and Inspection:			
39.0	Construction Clean-up:	cost of work	cost of work	\$ 15,600.00
40.0	Final Clean-up:	cost of work	cost of work	to be sub-contracted
41.0	Special Testing Equipment Rentals:	cost of work	n/a	\$ -
42.0	Travel:		n/a	\$ -
	Other:		\$ 330.00	\$ 1,800.00
43.0	Temporary Sanitary Facilities:			\$ 3,600.00
44.0	Barricades, Protection, Runs, Safety Rails:			
45.0	A & P Equipment Trailer:			
46.0	General Handling & Hoisting, Fuel & Maintenance:			
47.0	Dumpsters (Excludes Demo, Masonry, Drywall):			\$ 14,400.00
48.0	Computers			
49.0	Contractor Bond:	\$ 45,370.00	\$ 51,504.00	\$ 51,000.00
50.0	Contractor Insurance:	\$ -		
51.0	Total - General Conditions including Field Office Staff	\$ 217,409.00	\$ 183,635.00	\$ 340,298.00
52.0	Insurance Rate Modifier:	0.77%	0.64%	0.76%
53.0	Amount of Commercial General Liability:	\$ 25,000,000.00	\$ 20,000,000.00	\$ 1,000,000.00
	Sub-Contractor Mark-Up Fee:	10%	10%	1.75%

CSP # 09-05-191-0 - Construction Manager At-Risk - Renovations and Additions - Rosemeade - Tabulation

Item #	Item/Description - Fees	Hunt Construction Group	Pogue Construction	Starling Richardson Construction
Staffing Detail				
54.0	Onsite Field Office Staff - Total Number of Weekly Units:	3.0	4.0	3.0
	Position: Project Manager			
55.0	Position Amount:	\$ 25,103.00	\$ 22,948.00	\$ 35,178
56.0	Percentage on Job:	50%	50%	50%
57.0	Number of Project Weeks:	26	26	52
58.0	Total Weekly Cost for Position:	\$ 1,931.00	\$ 1,765.23	\$ 1,353
	Position: Superintendent			
59.0	Position Amount:	\$ 66,560.00	\$ 50,879.00	\$ 83,148
60.0	Percentage on Job:	100%	100%	100%
61.0	Number of Project Weeks:	26	26	52
62.0	Total Weekly Cost for Position:	\$ 2,560.00	\$ 1,956.88	\$ 1,599
	Position: General Superintendent			
63.0	Position Amount:		\$ 2,703.00	
64.0	Percentage on Job:		4%	
65.0	Number of Project Weeks:		26	
66.0	Total Weekly Cost for Position:		\$ 2,599.04	
	Position: Accountant			
67.0	Position Amount:	\$ 7,774.00		
68.0	Percentage on Job:	20%		
69.0	Number of Project Weeks:	26		
70.0	Total Weekly Cost for Position:	\$ 1,495.00		
	Position: Asst. Superintendent/Foreman			
71.0	Position Amount:			\$ 57,980.00
72.0	Percentage on Job:			100%
73.0	Number of Project Weeks:			52
74.0	Total Weekly Cost for Position:			\$ 1,115.00
	Position: Off-site Assistant Project Manager			
75.0	Position Amount:		\$ 15,539.00	
76.0	Percentage on Job:		50%	
77.0	Number of Project Weeks:		26	
78.0	Total Weekly Cost for Position:		\$ 1,195.31	