

Carrollton Farmers Branch Independent School District Executive Summary Report

Date
August 13, 2009

Agenda Item
I.D.12

Item Description (reference to District Goal):
<p>Consider All Matter Related to CSP #09-06-101-0 for Request for Competitive Sealed Proposals for Construction Manager At-Risk – Additions and Renovations to Vivian Field Middle School, Including Awarding this Contract to Hunt Construction Group.</p> <p>Renovations and additions to Vivian Field Middle 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 May 14, 2009, Board meeting. In a separate action item, Corgan Architects was named as the architect for this project.</p> <p>In Step One of this process, requests for competitive sealed proposals were issued to fourteen potential vendors. Eleven qualification statements were received; evaluations were made and ranked by the Construction Evaluation Committee. It was determined that the top four firms were qualified to proceed to the second step and pricing was requested for the project. As a result, the attached tabulation reflects the proposals submitted by the four 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. In addition to offering the lowest overall cost, Hunt has performed very well on prior District projects and has proposed a highly qualified construction management team.</p>

Attachments:
Tabulation

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

Budget/Funding
2003 Bond Program

CSP # 09-06-101-0 - Construction Manager At-Risk - Renovations and Additions - Vivian Field
- Tabulation

Item #	Item/Description – Fees	Charter Builders	Joe Funk Construction	Hunt Construction Group	Reed Construction
	Project:	Vivian Field Middle School	Vivian Field Middle School	Vivian Field Middle School	Vivian Field Middle School
	Project Budget Amount - Determined by C-FB ISD:	\$ 3,800,000.00	\$ 3,800,000.00	\$ 3,800,000.00	\$ 3,800,000.00
1.0	Construction Services Percentage	2.50%	2.550%	2.450%	3.00%
1.1	Construction Services Fee	\$ 95,000.00	\$ 96,900.00	\$ 93,100.00	\$ 114,000.00
2.0	Pre-Construction Fee:	\$ 5,000.00	\$ -	\$ 7,500.00	\$ 5,000.00
3.0	Field Office & Staff:-(Sum from Line 24)	\$ 128,205.00	\$ 141,407.00	\$ 114,881.00	\$ 131,300.00
4.0	General Conditions (minus Field Office Staff)	\$ 98,005.00	\$ 79,471.00	\$ 96,798.00	\$ 93,900.00
	Total Cost = (Pre-Construction Fee + Construction				
5.0	Services + Field & Office Staff + General Conditions) =	\$ 326,210.00	\$ 317,778.00	\$ 312,279.00	\$ 344,200.00
5.1	Estimated General Conditions Cost per Month:	\$ 32,695.00	\$ 19,375.00	\$ 30,000.00	\$ 28,000.00
	Onsite Field Office Staff:				
6.0	Project Management %:	50%	50%	50%	75%
6.1	Superintendent %:	100%	100%	100%	100%
6.2	Project Manager	\$ 26,950.00	\$ 38,903.00	\$ 25,103.00	\$ 58,500.00
6.3	Superintendent	\$ 53,900.00	\$ 90,347.00	\$ 82,004.00	\$ 72,800.00
6.4	Other Field Office Staff – Defined in Footnote	\$ 33,880.00	\$ 12,157.00	\$ 7,774.00	
6.5	Other Field Office Staff – Defined in Footnote	\$ 13,475.00			
6.6	Other Field Office Staff – Defined in Footnote				
6.7	Sub-Total - On-Site Field Office Staff:	\$ 128,205.00	\$ 141,407.00	\$ 114,881.00	\$ 131,300.00
6.8	Personnel dedicated to this project:	4	3	3	2
	General Conditions				
7.0	Field Engineering Labor:	Cost of Work	Cost of Work	Cost of Work	Cost of Work
8.0	Field Engineering Equipment and Supplies:	Cost of Work	Cost of Work	Cost of Work	Cost of Work
9.0	Field Project Office:	\$ 4,000.00	\$ 4,760.00	\$ 4,970.00	\$ 4,000.00
10.0	Temporary Fire Extinguishers and Safety Equipment and Labor:	\$ 8,668.00	\$ 1,523.00	\$ 910.00	\$ 5,800.00
11.0	Office Furniture:	\$ -	\$ 500.00	\$ 500.00	\$ -
12.0	Office Supplies:	\$ 5,000.00	\$ 450.00	\$ 2,600.00	\$ 1,500.00
13.0	Postage/Federal Express/Courier Services:	\$ 1,000.00	\$ 675.00	\$ 867.00	\$ 1,300.00
14.0	Miscellaneous Document Printing:	\$ 500.00	\$ 1,313.00	\$ 2,392.00	\$ 500.00
15.0	Copy Machine and Paper:	\$ 3,000.00	\$ 1,800.00	\$ 1,755.00	\$ 2,400.00
16.0	Office Equipment:	\$ 1,750.00	\$ 325.00	\$ 1,183.00	\$ 1,200.00
17.0	Telephone and Fax Services:	\$ 5,500.00	\$ 3,900.00	\$ 3,250.00	\$ 7,000.00
18.0	Janitorial Services:	\$ -	\$ -	\$ -	\$ -
19.0	Construction Clean-up:	Cost of Work	\$ -	Cost of Work	Cost of Work
20.0	Miscellaneous Small Tools and Consumables:	\$ 3,000.00	\$ -	\$ 1,500.00	\$ 700.00
21.0	Vehicle Rental:	\$ 3,375.00	\$ -	\$ 6,075.00	\$ -

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22.0	Vehicle Fuel, Maintenance and Repair:	\$ 5,000.00	\$ -	\$ 3,150.00	\$ -
23.0	Vehicle Insurance:	\$ -	\$ -	\$ -	\$ -
24.0	All Risk Builder's Insurance:	\$ 2,138.00	\$ 7,637.00	\$ 3,610.00	\$ 6,800.00
25.0	Commercial General Liability Insurances:	\$ 18,620.00	\$ 18,199.00	\$ 31,160.00	\$ 24,700.00
26.0	All Other Insurances in Addition to CGL required:	\$ -	\$ -	\$ -	\$ -
27.0	Building Permit Fees	Cost of Work	by Owner	by Owner	Cost of Work
28.0	Construction, Equipment Freight and Insurance Charges:	\$ -	\$ -	\$ -	\$ -
29.0	Independent Testing and Inspection:	\$ -	\$ -	\$ -	\$ -
30.0	Final Clean-up:	Cost of Work	Cost of Work	Cost of Work	Cost of Work
31.0	Special Testing Equipment Rentals:	\$ -	\$ -	Cost of Work	\$ -
32.0	Travel:	\$ -	\$ -	\$ -	\$ -
33.0	Other:	\$ 1,000.00	\$ -	\$ -	\$ -
34.0	Contractor Bond:	\$ 35,454.00	\$ 38,389.00	\$ 32,876.00	\$ 38,000.00
35.0	Contractor Insurance:	\$ -	\$ -	\$ -	\$ -
36.0	Total - General Conditions including Field Office Staff	\$ 226,210.00	\$ 220,878.00	\$ 211,679.00	\$ 225,200.00
37.0	Insurance Rate Modifier:	0.77%	0.74%	0.77%	0.38%
38.0	Amount of Commercial General Liability:	\$ 25,000,000.00	\$ 2,000,000.00	\$ 25,000,000.00	\$ 25,000,000.00
39.0	Sub-Contractor Mark-Up Fee:	15%	5%	10%	10.00%

40.0	Onsite Field Office Staff - Total Number of Weekly Units:	4.0	3.0	3.0	2.0
41.0	Position:	Superintendent	Superintendent	Superintendent	Superintendent
42.0	Position Amount:	\$ 53,900	\$ 90,347	\$ 82,004	\$ 72,800
43.0	Percentage on Job:	100%	100%	100%	100%
44.0	Number of Project Weeks:	22	41	26	26
45.0	Total Weekly Cost for Position:	2450	\$ 2,203.00	\$ 3,154.00	
46.0	Position:	Project Manager	Project Manager	Project Manager	Project Manager
47.0	Position Amount:	\$ 26,950	\$ 38,903	\$ 25,103	\$ 58,500
48.0	Percentage on Job:	50%	50%	50%	75%
49.0	Number of Project Weeks:	22	17	26	26
50.0	Total Weekly Cost for Position:	2450	\$ 2,288.00	\$ 1,931.00	
51.0	Position:	Office Engineer	Project Administrator	Accountant	
52.0	Position Amount:	\$ 33,880	\$ 12,157	\$ 7,774	
53.0	Percentage on Job:	50%		20%	
54.0	Number of Project Weeks:	22	11	26	
55.0	Total Weekly Cost for Position:	\$ 1,540.00	\$ 1,105.00	\$ 1,495.00	

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56.0	Position:	Office Manager			
57.0	Position Amount:	\$ 13,475	\$ -		
58.0	Percentage on Job:	50%			
59.0	Number of Project Weeks:	22			
60.0	Total Weekly Cost for Position:	\$ 1,225.00			
61.0	Position:				
62.0	Position Amount:				
63.0	Percentage on Job:				
64.0	Number of Project Weeks:				
65.0	Total Weekly Cost for Position:				