

Purchase Request #2
Regular Board Meeting June 6, 2022

**Consideration of Approval to Contract for Construction Manager-at-Risk
for the Central Campus Marcom Building Capital Renewal Project**

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a construction manager-at-risk (CMR) contract with Tellepsen Builders, L.P. for the Central Campus Marcom (C-2 / West Classroom) Building capital renewal project.

BACKGROUND

In March 2022, the Chancellor's designee approved the Construction Manager-at-Risk (CMR) methodology for the capital renewal of the Central Campus Marcom building. A two-step procurement process was used for CMR solicitation #22-32 in accordance with the Texas Government Code §2269.251. Each step was evaluated and ranked using a numerical assessment.

A request for qualifications (RFQ), the first step of the process, was issued on March 31, 2022. Submittals were received from five firms and evaluated based on criteria published in the RFQ. All five firms were invited to participate in the second step of the process, which included submission of the price proposal and presentations to the evaluation committee. Two firms withdrew prior to the presentation phase citing project staff availability. Tellepsen Builders, L.P. received the highest overall score of the remaining respondents.

IMPACT OF THIS ACTION

This action will allow the College to complete the design for the Marcom Building capital renewal and to more accurately assess the cost involved. The 35,000 square foot building was originally constructed in 1966 and has not been materially changed since. The intention is to re-configure the building with only classroom and study spaces that will be used during peak instructional periods and idled when not needed. Extensive modernization is required to replace the mechanical and plumbing systems which are at their end of life, to update the building to current applicable codes, and to update the instructional areas. If there are not sufficient funds available to complete all the desired improvements, the scope will be limited to a mechanical refresh to preserve the building for future renewal.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The expenditure for this project will consist of a preconstruction fee of \$10,000, an estimated general conditions fee of \$617,698, and the construction management fee of 3.45 percent. The construction management fee will be applied to the final cost of the work. This project is currently funded by an \$8,740,474 reservation in the deferred maintenance pool of the 2015 Bond Program. It is anticipated that supplemental funds will be required.

MONITORING AND REPORTING TIMELINE

Design activities began in March 2022 and are scheduled to be completed in September 2022. Assuming a reconciliation of funding, construction activities could begin in October 2022 and be completed by August 2023. Completion of the project is expected to require a total of nine (9) months.

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A guaranteed maximum price for the cost of work will be presented to the Board for consideration upon completion of design and the subcontracting process by the construction manager. This project will be monitored and managed by capital projects personnel.

ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

Chuck Smith	281-998-6341	charles.smith@sjcd.edu
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Attachment 1

**CMR 22-32 CONSTRUCTION MANAGER-AT-RISK
CAPITAL RENEWAL CENTRAL CAMPUS MARCOM(C-2) BUILDING
TABULATION**

QUALIFICATIONS SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
Tellepsen Builders, L.P.	249.00	83.00	40%	33.20
The Whiting-Turner Contracting Company	214.00	71.33	40%	28.53
Morganti Texas, Inc.	208.00	69.33	40%	27.73
Westfall Constructors, Ltd.*	197.00	65.67	40%	26.27
Sterling Structures*	177.00	59.00	40%	23.60

* Firms withdrew from consideration

PRESENTATION SUMMARY

Contractor	Total Score	Average Score	Weight	Final Score
Tellepsen Builders, L.P.	223.00	74.33	30%	22.30
The Whiting-Turner Contracting Company	226.00	75.33	30%	22.60
Morganti Texas, Inc.	173.00	57.67	30%	17.30

PRICING SUMMARY

Contractor	Pre-Con Fee	Fee	Total Fee Based on Cost of Work	Total General Conditions for 12 Months	Total Cost
Estimated Cost of Work \$6,750,000					
Tellepsen Builders, L.P.	\$ 10,000	3.45%	\$ 232,875	\$ 617,698	\$ 860,573
The Whiting-Turner Contracting Company	\$ 35,000	6.30%	\$ 425,250	\$ 500,170	\$ 960,420
Morganti Texas, Inc.	\$ 32,763	2.50%	\$ 168,750	\$ 485,818	\$ 687,331

Contractor	Total Score	Average Score	Weight	Final Score
Tellepsen Builders, L.P.	239.61	79.87	30%	23.96
The Whiting-Turner Contracting Company	214.70	71.57	30%	21.47
Morganti Texas, Inc.	300.00	100.00	30%	30.00

FINAL SCORES - RANKED		
#	Contractor	Score
1	Tellepsen Builders, L.P.	79.46
2	Morganti Texas, Inc.	75.03
3	The Whiting-Turner Contracting Company	72.60