



Arlington
INDEPENDENT SCHOOL DISTRICT
More Than a Remarkable Education

CITIZENS BOND OVERSIGHT COMMITTEE MEETING

January 23, 2024





Citizens Bond Oversight Committee Meeting

January 23, 2024

Will Deakyne

Interim CBOC Chairman

*Wm. Kelly Horn, Assistant Superintendent of
Facility Services - District Liaison*

*Mike Parkos, Director of Facility Planning &
Construction*

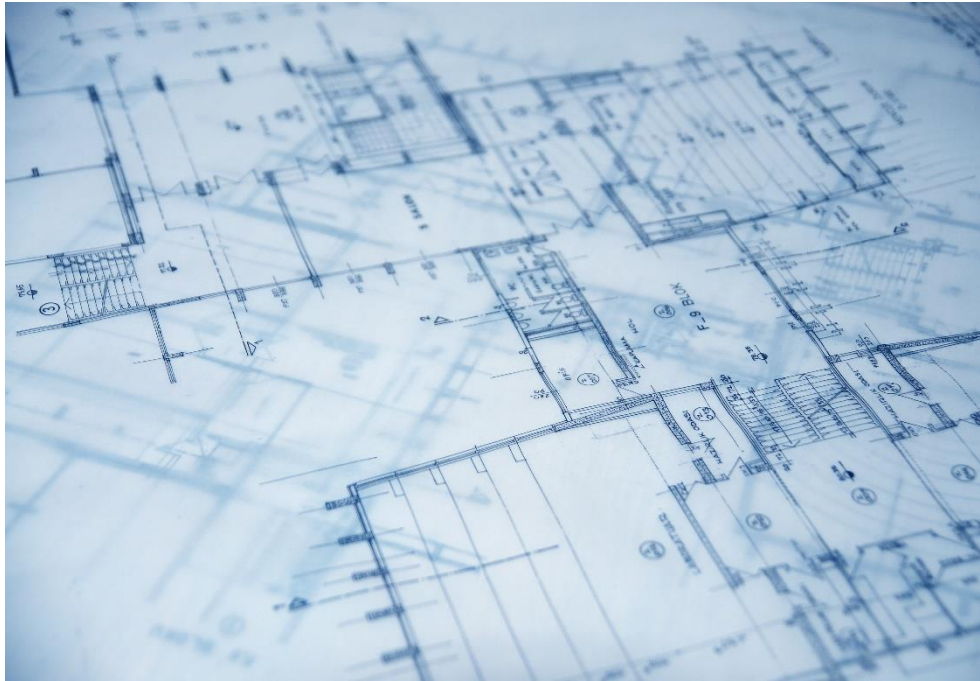
AGENDA

1. Facility Tour – Arlington High School – Fine Arts & Dual Language Addition (Mike Parkos)
2. CBOC Meeting Introduction
 - a. Welcome
 - b. Dinner
3. Committee Work Session (Mike Parkos)
 - a. Project Methods of Procurement
 - b. Bid Evaluation Process Walk-through
 - Construction Manager-at-Risk(CMAR) Example
 - Competitive Sealed Proposal(CSP) Example
4. New Business (Wm. Kelly Horn)
 - a. 2019 Bond Program Update
5. CBOC Closing (Will Deakyne)
 - a. Next Meeting – April 9, 2024
 - b. Location – Bailey JHS
 - c. Topic – Annual Board Report Development Work Session



Construction Delivery Methods for Texas School Districts

CONSTRUCTION PROCUREMENT OPTIONS



- A. Design-Build Contracts
- B. Construction Manager – At-Risk
- C. Construction Manager – Agent
- D. Competitive Bidding
- E. Competitive Sealed Proposals

CONSTRUCTION MANAGER-AT-RISK

A construction manager-at-risk is intended to assume the risk for construction at the contracted price in the same manner as a general contractor but also provides consultation to the school district regarding construction during and after the design of the facility. In selecting the construction manager-at-risk, the school district is required to utilize the competitive sealed proposal process.



COMPETITIVE SEALED PROPOSALS



Under the competitive sealed proposals procurement method, the school district selects an Architect/Engineer to prepare construction documents for the project. The school district then issues a Request for Proposals for construction of the project based on contractor selection criteria as established by the school district to be the “best value” to the district for the project.

PROJECT PROCUREMENT AND APPROVAL PROCESS

Steps for project procurement and approval

- 1) Select and present a method of procurement that provides “Best Value for the District” to the Board of Trustees for approval
- 2) Develop project proposal package containing project procurement documents, specifications and drawings
- 3) Advertise the project for at least two full weeks or greater
- 4) Conduct a public preproposal meeting to review the project and bidding requirements
- 5) Receive and open bids at the advertised time, date, and public location
- 6) Evaluate all proposals according to State of Texas prescribed criteria
- 7) Notify short-listed proposers of interview, if applicable
- 8) Verify references for bidders, if applicable
- 9) Finalize evaluation and prepare a recommendation to the Board of Trustees based on “Best Value for the District”

PROJECT PROCUREMENT AND APPROVAL PROCESS

What are the primary construction delivery methods used by the District? And, why?

- Competitive Sealed Proposal (CSP) –
Most commonly used method for projects that are straight-forward in nature with routine construction methodology, phasing, and scheduling
- Construction Manager-at-Risk (CMAR) –
A very commonly used method for projects that require a contractor to be brought into the process before bidding to assist with very complex construction projects that require them to provide consulting to the design team to construction methodology, phasing, and scheduling in advance to control pricing. The CMAR will assume the risk for construction, rehabilitation, alteration, or repair of a facility at the contracted price. The contracted price may be a guaranteed maximum prices (GMP).

CSP Project Bid Evaluation



Webb Elementary School Project



REQUEST FOR COMPETITIVE SEALED PROPOSAL (CSP)

CSP NUMBER: 21-28

**FOR: Webb Elementary
School Replacement Project**

**PROPOSAL DUE DATE: February 16,
2021**

DUE TIME: 2:00 PM CST

COVER PAGE

Arlington Independent School District ("Arlington ISD", "the District" or "AISD") will engage a single qualified general contractor to provide Construction Services, in accordance with the terms, conditions, and requirements set forth in this Request for Competitive Sealed Proposal (RCSP).

A Pre-proposal Conference will be held virtually by the Arlington ISD on **January 20, 2021, at 10:00 AM**. Attendance to the pre-proposal conference is not mandatory but highly encouraged.

Firms ("respondents", "proposers") desiring to participate in this RCSP process shall respond with a sealed Competitive Sealed Proposal (CSP) and submit in accordance with the instructions contained in this RCSP. Only one CSP submittal will be accepted per firm, either as a single prime firm or as part of a joint venture. CSP's will be publicly opened. PLEASE NOTE: Late CSP's will NOT be accepted.

The CSP submission must be submitted electronically by the proposal due date, **February 16, 2021**. Additionally, one (1) original with original signatures (Marked "ORIGINAL") and one (1) printed copy of the CSP, plus one electronic copy in Portable Digital Format (PDF) stored on thumb drive and, **must be submitted by 5:00p.m. the following day, February 17, 2021, to be compliant**. The thumb drive should be clearly marked as to its contents. **Mail or deliver Competitive Sealed Proposal package with this cover page attached to the front to Arlington Independent School District c/o Tammy Craig, Purchasing Director, 1203 West Pioneer Parkway Arlington, Texas 76013-6246.** Late CSP's will be returned to Firms ("respondents", "proposers") unopened. CSP's may be withdrawn at any time prior to the due date and time shown above. CSP may not be altered, amended or withdrawn after the due date and time without the recommendation and approval of the AISD Purchasing Director.

The Arlington ISD requests that all respondents restrict communications with District officials other than Purchasing, during this process. Requests for explanations or clarifications must be emailed to Tammy Craig, Purchasing Director, at tcraig1@aisd.net. Please put "CSP#21-28 Question" in the subject line.

2019 Bond Program PHI-BP06 CSP#21-28 Webb Replacement Elementary School Project Bid Date: February 23, 2021 Construction Budget: \$27,597,079															
VENDOR	CONTACT	TITLE	PHONE NO.	EMAIL ADDRESS	Addendum I	Addendum II	Addendum III	Addendum IV	Addendum V	Hard Copy Proposal	Post-Bid Addendum	BASE BID	Resident Vendor	Bid Bond Included	HUB VENDOR
AP Gulf States, Inc. dba Adolfson & Peterson Construction	Bob Lemke	V.P. of Operations	972-387-1700	blemke@a-p.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 26,480,000	Yes	Yes	No
Construction Zone of DFW, LLC	Lance Bernard	President	817-663-2280	bids@cziqlobal.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 26,895,000	Yes	Yes	No
ICI Construction, Inc.	David C. Graves	Vice President	972-387-8000	bids@iciconstructioninc.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 28,000,000	Yes	Yes	No
Imperial Construction, Inc.	Mark Tucker	Exec. Vice President	817-341-8886	mtucker@imperial-construction.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 27,185,000	Yes	Yes	No
Joeris General Contractors, Ltd.	Gary Joeris	President	817-204-0770	jdial@joeris.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 25,949,000	Yes	Yes	No
Key Construction Texas, LLC.	Steven Wells	Tx Division President	817-306-7979	fortworth_precon@keyconstruction.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 28,630,000	Yes	Yes	No
Lee Lewis Construction, Inc.	Bob Fullington	Sr. Vice President	972-818-0700	bfullington@leelewis.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 25,464,000	Yes	Yes	No
Gilbert May, Inc. dba Phillips/May Corporation	Gilbert May III	President	214-631-3331	gmay3@phillipsmay.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 28,466,333	Yes	Yes	No
Pogue Construction Co., LP	Benjamin P. Pogue	General Partner	972-529-9401	proposals@pogueconstruction.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 28,260,000	Yes	Yes	No
Ratcliff Constructors, LP	Max K. Young	President/ CEO	972-432-9969	max.young@ratcliffconstructors.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 26,516,000	Yes	Yes	No
Reeder General Contractors, Inc.	Cole Reeder	Vice President	817-439-2022	cole@reedergeneral.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 28,500,000	Yes	Yes	No
RJM Contractors, Inc.	Kenny Buyers	Vice President/PM	817-377-0971	kbuyers@ri-miller.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 30,402,222	Yes	Yes	No
Rogers O'Brien Construction, LLC	Justin McAfee	President/CEO	214-962-3000	jmcafee@r-o.com	Yes	Yes	Yes	Yes	Yes	Yes	N/A	\$ 28,200,000	Yes	Yes	No
												\$ -			
												\$ -			
												\$ -			

Cost Evaluation

PROJECT NAME: Webb Replacement Elementary School Project

PHASE - BID PACKAGE: PHI-BP06

PROJECT #: CSP#21-28

	Program Contingency	Construction Budget	AP Gulf States, Inc. dba Adolfson & Peterson Construction	Diff From Budget	Construction Zone of DFW, LLC	Diff From Budget	ICI Construction. Inc.	Diff From Budget	Imperial Construction, Inc.	Diff From Budget	Joeris General Contractors, Ltd.	Diff From Budget	Key Construction Texas, LLC.	Diff From Budget	Lee Lewis Construction, Inc.	Diff From Budget
Webb ES Replacement	\$ -	\$27,597,079	\$ 26,480,000	\$1,117,079	\$ 26,895,000	\$702,079	\$ 28,000,000	(\$402,921)	\$ 27,185,000	\$412,079	\$ 25,949,000	\$1,648,079	\$ 28,630,000	(\$1,032,921)	\$ 25,464,000	\$2,133,079

Reference Results

PROJECT NAME: Webb Replacement Elementary School Project
PHASE - BID PACKAGE: PHI-BP06
PROJECT #: CSP#21-28

Reference Call Sheet

REFERENCE SCORES

Number of Questions	10
Max Score / Question	10
Max Score	100
Max Points	15
Points/Score	0.15

		Evaluation Form Totals			Points Awarded (Max 15)			
	FIRM	Reference 1	Reference 2	Reference 3	Reference 1	Reference 2	Reference 3	Total
1	AP Gulf States, Inc. dba Adolfson & Peterson Construction	100	76	93	15.00	11.40	13.95	13.45
2	Construction Zone of DFW, LLC	90	100	97	13.50	15.00	14.55	14.35
3	ICI Construction, Inc.	100	100	96	15.00	15.00	14.40	14.80
4	Imperial Construction, Inc.	93	97	100	13.95	14.55	15.00	14.50
5	Joeris General Contractors, Ltd.	96	94	96	14.40	14.10	14.40	14.30
6	Key Construction Texas, LLC.	80	94	0	12.00	14.10	0.00	8.70
7	Lee Lewis Construction, Inc.	100	98	91	15.00	14.70	13.65	14.45
8	Gilbert May, Inc. dba Phillips/May Corporation	99	0	0	14.85	0.00	0.00	4.95
9	Pogue Construction Co., LP	100	72	99	15.00	10.80	14.85	13.55
10	Ratcliff Constructors, LP	93	100	0	13.95	15.00	0.00	9.65
11	Reeder General Contractors, Inc.	100	70	0	15.00	10.50	0.00	8.50
12	RJM Contractors, Inc.	100	0	0	15.00	0.00	0.00	5.00
13	Rogers O'Brien Construction, LLC	98	79	0	14.70	11.85	0.00	8.85
14		0	0	0	0.00	0.00	0.00	0.00
15		0	0	0	0.00	0.00	0.00	0.00
16		0	0	0	0.00	0.00	0.00	0.00
17		0	0	0	0.00	0.00	0.00	0.00
18		0	0	0	0.00	0.00	0.00	0.00
19		0	0	0	0.00	0.00	0.00	0.00
20		0	0	0	0.00	0.00	0.00	0.00
21		0	0	0	0.00	0.00	0.00	0.00

Reference calls performed by BRW

Number of evaluators 6																
2019 Bond Program PHI-BP06 CSP#21-28 Webb Replacement Elementary School Project		Max. Points	AP Gulf States, Inc. dba Adolfson & Peterson Construction							AP Gulf States, Inc. dba Adolfson & Peterson Construction						
Proposer's Qualifications Evaluation Criteria			Points	Kelly	Mike P.	Jaime	Jim	Richard	BRW	Points	Kelly	Mike P.	Jaime	Jim	Richard	BRW
A. - Firm Profile		20.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
1)	Location of the firm's office that will serve the project															
	<i>Assign 10 points to firms with offices located in Tarrant County, 5 points in DFW, 3 points in the State of Texas, Other locations 0 points.</i>	10.0		5	5	5	5	5	5		10	10	10	10	10	10
2)	Years in business															
	<i>Assign 5 points if the firm (as the entity responding) has more than 10 years in business, 1 point if more than 5 years, 0 points if less than 5 years</i>	5.0		5	5	5	5	5	5		5	5	5	5	5	5
3)	Litigation and/or claims.															
	<i>Assign 5 point if the firm does not have any litigations and/or claims in the past 5 years or ongoing.</i>	5.0		0	0	0	0	0	0		5	5	5	5	5	5
B. - Relevant Project Experience		25.0	19.3	18.0	18.0	19.0	17.0	21.0	23.0	15.3	15.0	14.0	15.0	15.0	15.0	18.0
1)	Review sample projects submitted and evaluate the quality of the projects presented															
	<i>Assign 0-5 points for each project that is relevant, demonstrates good performance, is on time and on budget.</i>	25.0		18	18	19	17	21	23		15	14	15	15	15	18
C. - Organizational Plan and Project Approach		10.0	9.0	9.0	9.0	10.0	8.0	9.0	9.0	7.5	7.0	7.0	9.0	6.0	8.0	8.0
1)	Team Organizational Chart															
	<i>Assign from 0 to 10 points depending on the quality of the Org Chart and its responsiveness to the items requested in the RFQ.</i>	10.0		9	9	10	8	9	9		7	7	9	6	8	8
D. - Personnel		20.0	16.5	16.0	16.0	15.0	16.0	18.0	18.0	14.3	13.0	12.0	15.0	16.0	15.0	15.0
1)	Evaluate the qualifications of the key personnel in terms of years of experience, relevance of experience, and appropriate certification/registration.															
	Project Manager - <i>Assign from 0 to 8 points</i>	8.0		7	7	7	8	7	7		5	5	6	6	6	5
	Project Superintendent - <i>Assign 0 to 5 points</i>	5.0		3	3	3	4	4	4		4	3	5	5	4	3
2)	Average permanence of Staff															
	<i>Assign 2 points to firms with permanence of key personnel more than 10 years, 1 point more than 5 years, 0 point less than 5 years.</i>	2.0		1	1	0	1	2	2		0	0	0	1	1	2
3)	Ability to work on budget and on schedule															
	<i>Assign from 0 to 2 points to firms based on the extent their key personnel has demonstrated ability to keep projects on budget and on schedule</i>	2.0		2	2	2	0	2	2		1	1	1	1	1	2
4)	Statement of Commitment to maintain staff for the duration of the Project															
	<i>Assign 3 points to firms that provided the Statement of Commitment</i>	3.0		3	3	3	3	3	3		3	3	3	3	3	3
E. - Workload		10.0	8.0	9.0	8.0	10.0	3.0	8.0	10.0	6.7	6.0	6.0	10.0	6.0	4.0	8.0
1)	Depth of firm's overall resources demonstrates capacity to undertake additional projects															
	<i>Assign from 0 to 10 points based on number of overall resources and specialties available versus projected work for the following year.</i>	10.0		9	8	10	3	8	10		6	6	10	6	4	8
F. - References		15.0	13.5	13.5	13.5	13.5	13.5	13.5	13.5	14.4	14.4	14.4	14.4	14.4	14.4	14.4
1)	<i>For efficiency, architect staff will check the references for each firm and provide the results to the Committee members. Assign 5 points for each reported good reference up to a max of 15 points.</i>	15.0		13.45	13.45	13.45	13.45	13.45	13.45		14.35	14.35	14.35	14.35	14.35	14.35
Firms Total Score																
Represents 40 points of total evaluation score		100.0	76.3	75.5	74.5	77.5	67.5	79.5	83.5	78.2	75.4	73.4	83.4	77.4	76.4	83.4

Summary

PROJECT NAME: Webb Replacement Elementary School Project
PHASE - BID PACKAGE: PHI-BP06
PROJECT #: CSP#21-28

CSP Proposal Budget \$ 27,597,079

PROPOSAL SELECTION CRITERIA	
Price	35%
HUB Commitment	10%
Qualifications	40%
Interview	15%
Total	100%

PRE INTERVIEW PROPOSAL EVALUATION								
Proposer	Price	Price Score	HUB Commitment %	HUB Score	Qualifications	Qualifications Score	Total Score	Ranking
AP Gulf States, Inc. dba Adolfsen & Peterson Construction	\$26,480,000	33.66	20.00	10.00	76.28	30.51	74.17	6
Construction Zone of DFW, LLC	\$26,895,000	33.14	20.00	10.00	78.18	31.27	74.41	5
ICI Construction, Inc.	\$28,000,000	31.83	35.00	10.00	73.13	29.25	71.08	9
Imperial Construction, Inc.	\$27,185,000	32.78	25.00	10.00	85.67	34.27	77.05	3
Joeris General Contractors, Ltd.	\$25,949,000	34.35	20.20	10.00	82.30	32.92	77.27	2
Key Construction Texas, LLC.	\$28,630,000	31.13	20.00	10.00	67.20	26.88	68.01	11
Lee Lewis Construction, Inc.	\$25,464,000	35.00	22.00	10.00	81.95	32.78	77.78	1
Gilbert May, Inc. dba Phillips/May Corporation	\$28,466,333	31.31	22.00	10.00	59.95	23.98	65.29	13
Pogue Construction Co., LP	\$28,260,000	31.54	28.00	10.00	88.72	35.49	77.02	4
Ratcliff Constructors, LP	\$26,516,000	33.61	20.00	10.00	75.82	30.33	73.94	7
Reeder General Contractors, Inc.	\$28,500,000	31.27	30.00	10.00	77.83	31.13	72.40	8
RJM Contractors, Inc.	\$30,402,222	29.31	21.00	10.00	68.33	27.33	66.65	12
Rogers O'Brien Construction, LLC	\$28,200,000	31.60	20.00	10.00	70.52	28.21	69.81	10

Interview Score

PROJECT NAME: Webb Replacement Elementary School Project

PHASE - BID PACKAGE: PHI-BP06

PROJECT #: CSP#21-28

Number of Questions	6
Max Score / Question	5
Max Score	30
Max Points	15
Points/Score	0.5

Firm	Kelly		Mike P.		Jaime		Jim		Richard		BRW Architects		SUM	Interview Score
	Score	Points	Score	Points	Score	Points	Score	Points	Score	Points	Score	Points		
Lee Lewis Construction, Inc.	28	14.00	29	14.50	28	14.00	27	13.50	28	14.00	28	14.00	84.00	14.00
Joeris General Contractors, Ltd.	27	13.50	26	13.00	21	10.50	20	10.00	28	14.00	28	14.00	75.00	12.50
Imperial Construction, Inc.	25	12.50	25	12.50	19	9.50	25	12.50	23	11.50	26	13.00	71.50	11.92
Pogue Construction Co., LP	26	13.00	24	12.00	21	10.50	21	10.50	27	13.50	25	12.50	72.00	12.00

Summary

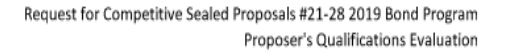
PROJECT NAME: Webb Replacement Elementary School Project
PHASE - BID PACKAGE: PHI-BP06
PROJECT #: CSP#21-28

CSP Proposal Budget \$ 27,597,079

PROPOSAL SELECTION CRITERIA	
Price	35%
HUB Commitment	10%
Qualifications	40%
Interview	15%
Total	100%

PRE INTERVIEW PROPOSAL EVALUATION								
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Rogers O'Brien Construction, LLC	\$28,200,000	31.60	20.00	10.00	70.52	28.21	69.81	10

POST INTERVIEW PROPOSAL EVALUATION									
Proposer	Price	Price Score	HUB Commitment %	HUB Score	Qualifications	Qualifications Score	Interview Score	Total Score	Ranking
Lee Lewis Construction, Inc.	\$25,464,000	35.00	22.00	10.00	81.95	32.78	14.00	91.78	1
Joeris General Contractors, Ltd.	\$25,949,000	34.35	20.20	10.00	82.30	32.92	12.50	89.77	2
Imperial Construction, Inc.	\$27,185,000	32.78	25.00	10.00	85.67	34.27	11.92	88.97	4
Pogue Construction Co., LP	\$28,260,000	31.54	28.00	10.00	88.72	35.49	12.00	89.02	3



PROJECT NAME: Webb Replacement Elementary School Project
PHASE - BID PACKAGE: PHI-BP06
PROJECT #: CSP#21-28
PROPOSER: Lee Lewis Construction, Inc.

Construction Budget:	\$27,597,079.00
Base Bid:	\$ 25,464,000.00
Variance from Construction Budget	\$ 2,133,079.00

Accepted Cost Reduction Items w/Alternates	\$ 447,027.00
Total with Accepted VE & Alternates	\$ 25,911,027.00
Variance from Construction Budget	\$ 1,686,052.00

Item	Campus	Description	"P" Pending "A" Approved "R" Rejected	Proposed Value	Pending Value	Approved Value	Rejected Value	Comments
VE#1	Webb	Deduct Test and Balance Engineering Services	A	\$ (22,600.00)	\$ -	\$ (22,600.00)	\$ -	To be performed by AISD Engineering Consultant
VE#2	Webb	Utilize Lennox RTU's in lieu of Aeon RTU's	A	\$ (140,000.00)	\$ -	\$ (140,000.00)	\$ -	
VE#3	Webb	Deduct Indoor Air Quality Control Testing	A	\$ (7,373.00)	\$ -	\$ (7,373.00)	\$ -	To be performed by AISD Engineering Consultant
Alt#1	Webb	Add LVT flooring in lieu of VCT flooring	A	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -	
Alt#2	Webb	Add south boulevard drive	A	\$ 212,000.00	\$ -	\$ 212,000.00	\$ -	
Allow #1	Webb	Add owner controlled allowance for a faculty restroom on second floor	A	\$ 30,000.00	\$ -	\$ 30,000.00	\$ -	
Allow #2	Webb	Add owner controlled allowance for site utilities	A	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -	
Allow #3	Webb	Add owner controlled allowance for pier depths	A	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	
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			TOTALS	\$ 447,027.00	\$ -	\$ 447,027.00	\$ -	



TO: Darla Moss
Chief Financial Officer

FROM: Tammy Craig
Senior Director- Business Services

DATE: April 8, 2021

RE: **CSP 21-28 – Webb Elementary School Replacement Project**

Competitive Sealed Proposal (RFP) **21-28** is for the replacement project of Webb Elementary School with the 2019 bond package. Thirteen proposals were received in response to the CSP. Attached is a recommendation letter from William Kelly Horn, Executive Director of Plant Services, a letter from BRW Architects and the evaluation summary.

It is recommended that the contract be awarded per the recommendation.

cc: Alice Hamrick
Executive Director of Finance



MEMORANDUM

TO: Darla Moss, Chief Financial Officer
FROM: Wm. Kelly Horn, Executive Director of Plant Service
DATE: March 8, 2021
SUBJECT: Competitive Sealed Proposal for the 2019 Bond Program, Phase 1, Bid Package 6, Webb Elementary School Replacement Project

The District approved constructing a replacement school for Webb Elementary School as a part of the 2019 Bond program. Additionally, the Board of Trustees approved BRW Architects (BRW) as the design professional and approved Competitive Sealed Proposal (CSP) as the method of construction procurement for the project.

The project architect, BRW, completed the construction documents and the District requested proposals. Notification of the request for CSP was sent to local contractors, area chambers of commerce and contractors on a list supplied by the DFW Minority Business Council. Notice of the request for CSP was advertised in accordance with state law.

Proposals were received from thirteen general contractors:

AP Gulf States, Inc., dba Adolfsen & Peterson Construction
Construction Zone of DFW, LLC
ICI Construction, Inc.
Imperial Construction, Inc.
Joeris General Contractors, Ltd.
Key Construction of Texas, LLC.
Lee Lewis Construction, Inc.
Gilbert May, Inc., dba Phillips/May Corporation
Pogue Constructors, LP
RJM Contractors, Inc.
Ratcliff Constructors, Inc.
Reeder General Contractors, Inc.
Rogers O'Brien Construction, LLC.

Competitive Sealed Proposals received from the proposers were evaluated based criteria published in the CSP document:

Price	35%
Qualifications	40%
HUB Participation	10%
Interview	15%

An evaluation committee consisting of the Executive Director of Plant Services, Director of Facility Planning and Construction, the Senior Project Manager, the Staff Architect, the Project Manager, and the Design Architect completed evaluations. Lee Lewis Construction, Inc., (Lee Lewis) ranked highest amongst all proposers at 91.78 points. District staff has worked with Lee Lewis to ensure that the intended project scope is addressed and identify opportunities to reduce the proposed project cost.

The original project construction budget for the Webb Elementary School Replacement project is \$29,908,500. Lee Lewis offered a competitive sealed proposal amount of \$25,464,000 for the project. Administration recommends accepting Value Engineering (VE) option #1 deducting test and balance engineering services; #2 deleting Aeon roof top HVAC units in lieu of Lennox roof top HVAC units; and #3 deducting indoor air quality testing to reduce the proposed project cost by \$169,953. Additionally, administration recommends accepting add Alternate #1 for \$75,000 to provide LVT flooring in lieu of VCT; and, #2 for \$212,000 to construct the south drive of the entry boulevard into the campus. Finally, administration recommends establishing owner controlled allowance option #1 for \$30,000 to construct an additional faculty restroom on the second floor; #2 for \$250,000 to address site utility improvements; and #3 for \$50,000 to address pier depth overages. The final contract amount including VE options, add alternates, and owner controlled allowances is \$25,911,027.

The proposed construction contract is \$3,997,473 under the original project construction budget.

The architect's letter of recommendation for construction contract award for the replacement of Webb Elementary School is attached.

Administration recommends acceptance and approval of the Competitive Sealed Proposal from Lee Lewis Construction, Inc., in the amount of \$25,911,027. Pending approval, work on this project will begin in the spring of 2021 with final completion in the winter of 2022.

Summary

PROJECT NAME: Webb Replacement Elementary School Project
 PHASE - BID PACKAGE: PHI-BP06
 PROJECT #: CSP#21-28

PROPOSAL SELECTION CRITERIA	
Price	35%
HUB Commitment	10%
Qualifications	40%
Interview	15%
Total	100%

PRE INTERVIEW PROPOSAL EVALUATION								
Proposer	Price	Price Score	HUB Commitment %	HUB Score	Qualifications	Qualifications Score	Total Score	Ranking
AP Gulf States, Inc. dba Adolfson & Peterson Construction	\$26,480,000	33.66	20.00	10.00	76.28	30.51	74.17	6
Construction Zone of DFW, LLC	\$26,895,000	33.14	20.00	10.00	78.18	31.27	74.41	5
ICI Construction, Inc.	\$28,000,000	31.83	35.00	10.00	73.13	29.25	71.08	9
Imperial Construction, Inc.	\$27,185,000	32.78	25.00	10.00	85.67	34.27	77.05	3
Joeris General Contractors, Ltd.	\$25,949,000	34.35	20.20	10.00	82.30	32.92	77.27	2
Key Construction Texas, LLC.	\$28,630,000	31.13	20.00	10.00	67.20	26.88	68.01	11
Lee Lewis Construction, Inc.	\$25,464,000	35.00	22.00	10.00	81.95	32.78	77.78	1
Gilbert May, Inc. dba Phillips/May Corporation	\$28,466,333	31.31	22.00	10.00	59.95	23.98	65.29	13
Pogue Construction Co., LP	\$28,260,000	31.54	28.00	10.00	88.72	35.49	77.02	4
Ratcliff Constructors, LP	\$26,516,000	33.61	20.00	10.00	75.82	30.33	73.94	7
Reeder General Contractors, Inc.	\$28,500,000	31.27	30.00	10.00	77.83	31.13	72.40	8
RJM Contractors, Inc.	\$30,402,222	29.31	21.00	10.00	68.33	27.33	66.65	12
Rogers O'Brien Construction, LLC	\$28,200,000	31.60	20.00	10.00	70.52	28.21	69.81	10

POST INTERVIEW PROPOSAL EVALUATION									
Proposer	Price	Price Score	HUB Commitment %	HUB Score	Qualifications	Qualifications Score	Interview Score	Total Score	Ranking
Lee Lewis Construction, Inc.	\$25,464,000	35.00	22.00	10.00	81.95	32.78	14.00	91.78	1
Joeris General Contractors, Ltd.	\$25,949,000	34.35	20.20	10.00	82.30	32.92	12.50	89.77	2
Imperial Construction, Inc.	\$27,185,000	32.78	25.00	10.00	85.67	34.27	11.92	88.97	4
Pogue Construction Co., LP	\$28,260,000	31.54	28.00	10.00	88.72	35.49	12.00	89.02	3

**BROWN REYNOLDS WATFORD
ARCHITECTS**



3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
WWW.BRWARCH.COM

March 11, 2021

Mr. Wm. Kelly Horn
Executive Director of Plant Services
Arlington Independent School District
1201 Colorado Lane
Arlington, TX 76015

RE: CSP 21-28 FOR PH1-BP6 WEBB ELEMENTARY SCHOOL REPLACEMENT

Brown Reynolds Watford Architects has reviewed the Schedule of Values (SOV), provided by Lee Lewis Construction for the PH1-BP6 Webb Elementary School Replacement and the cost reduction options and allowances reviewed with Lee Lewis Construction and Arlington ISD. We believe the CSP amount of \$25,911,027.00, accurately reflects the scope of work documented in the Contract Documents dated January 8, 2021 and the subsequent value engineering review log dated March 9, 2021.

It is our recommendation that the Arlington ISD approve the proposed CSP.

BROWN REYNOLDS WATFORD ARCHITECTS

**LISA LAMKIN, FAIA, LEED AP BD+C
PRINCIPAL**



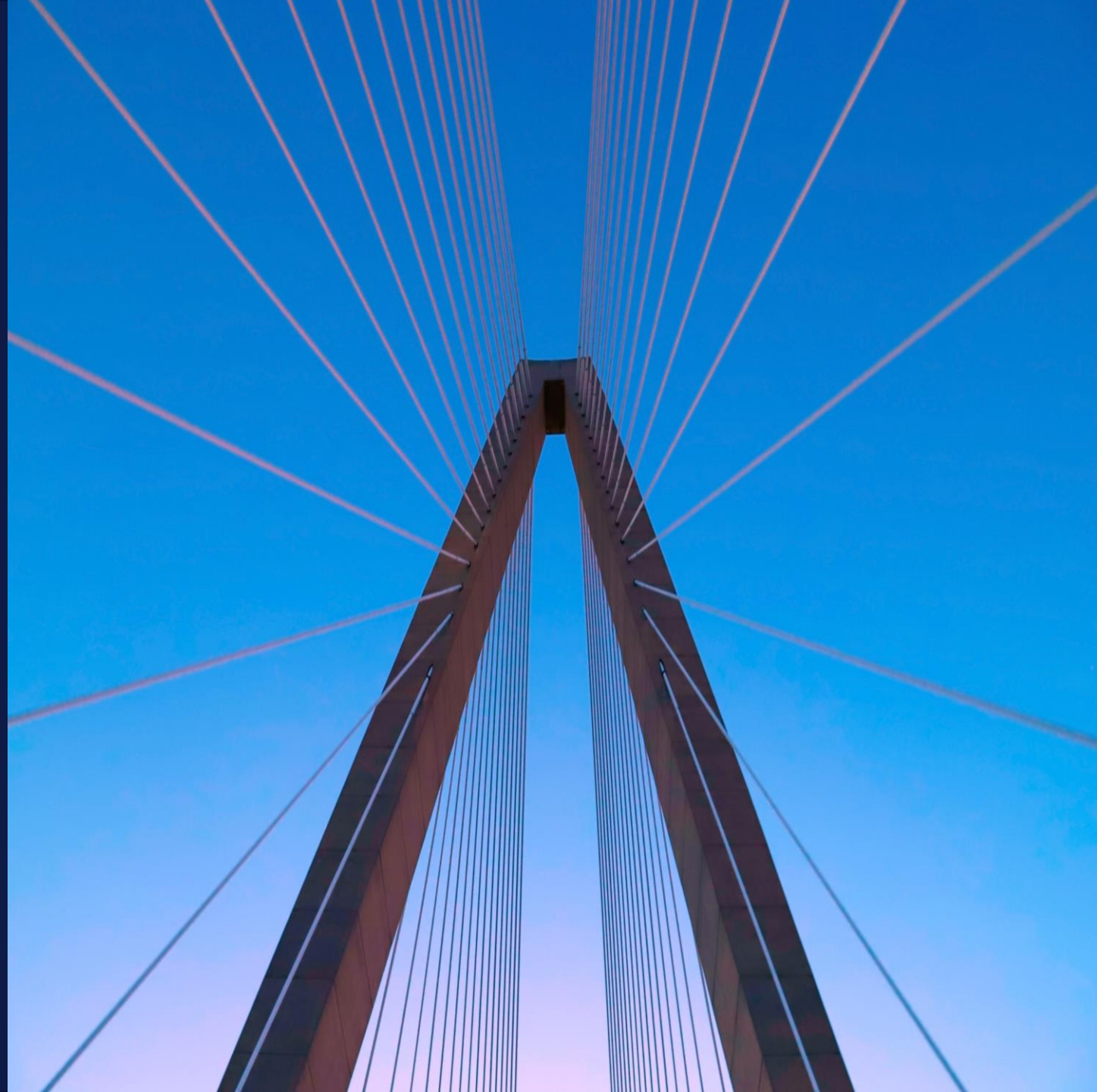
Arlington

INDEPENDENT SCHOOL DISTRICT

More Than a Remarkable Education

2019 BOND PROGRAM UPDATE

January 23, 2024



Bond 2019 Package Areas

Facilities	\$852,726,335
Fine Arts	\$6,955,752
Safety, Security and Technology	\$90,829,000
Transportation	\$15,488,913
Total	\$966,000,000

Bond Program Financial Summary

(Phases I-IV)

	Budget	Encumbered	Expended	Available
Facilities	\$852,726,335	\$177,556,037	\$310,015,713	\$365,154,585
Fine Arts	\$6,955,752	\$670,574	\$4,085,283	\$2,199,896
Technology	\$90,829,000	\$4,643,353	\$56,787,808	\$29,397,840
Transportation	\$15,488,913	\$0	\$5,121,182	\$10,367,731
Totals	\$966,000,000	\$182,869,963	\$376,009,986	\$407,120,051
			Bond Issuance Costs	-\$4,045,247
			Interest and Additonal Proceeds	<u>\$30,524,101</u>
			Total Available Funds	\$433,598,906

Note: Totals may not add due to rounding. Information as of December 31, 2023.



Facilities

PHASES I-IV

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
\$283,061,922	\$168,469,609	\$175,241,953	\$83,224,140	\$142,728,711	\$852,726,335

Expended

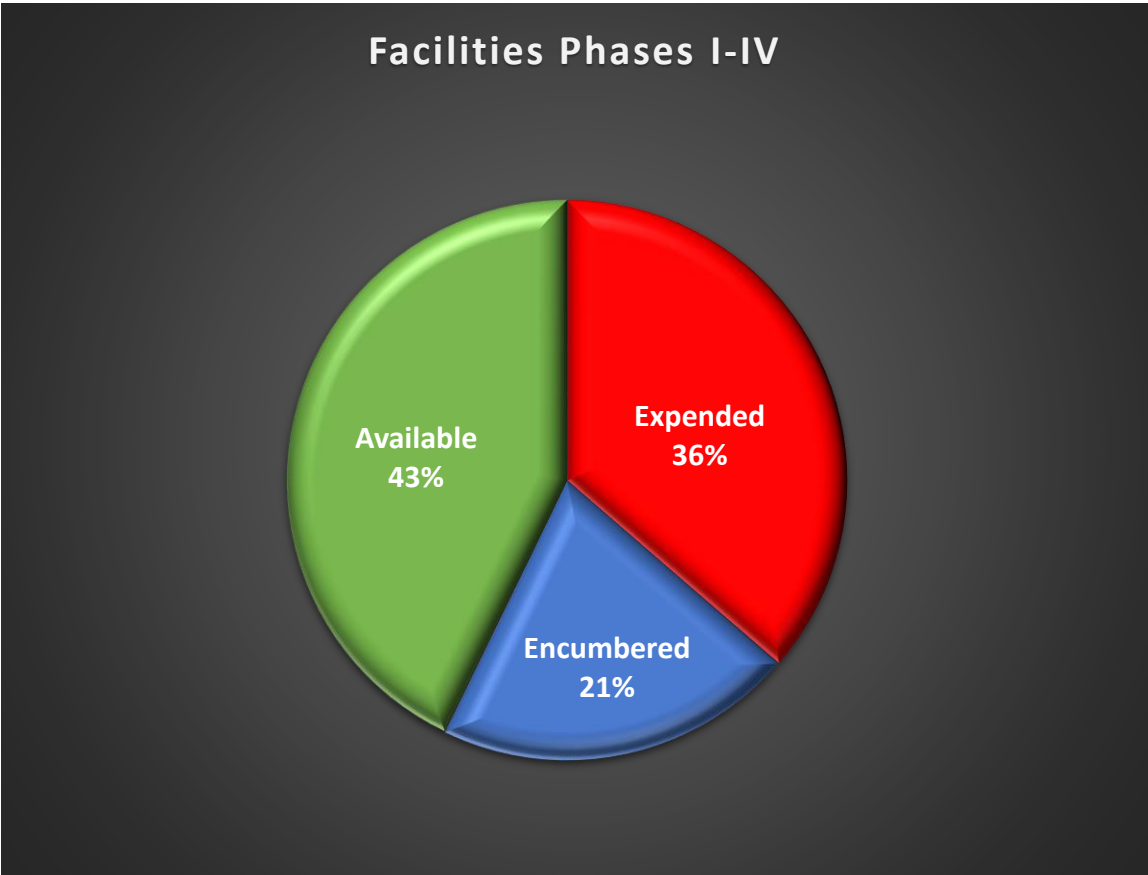
\$310,015,713

Encumbered

\$177,556,037

Available

\$365,154,585





Active Projects – by Phase

(Bond Phases I – IV)

Phase	Number Of Projects
Planning	19
Design	5
Bid	6
Construction	16
Closeout	7
Total Projects	53



Facilities

PHASE I PROJECTS

Construction	Closeout	Completed
Glaspie Field Martin HS	Berry ES Thornton ES Jones FADL Academy Shackelford JHS Webb ES	Playgrounds – Phase I Gunn JHS / FADL Crow Leadership Academy Food and Nutrition Service Ctr. Administration Building

Facilities – *New Elementary Schools (Berry, Thornton and Webb)*



Facilities – *Glaspie Field Rendering*



ARLINGTON INDEPENDENT SCHOOL DISTRICT





Facilities

PHASE II PROJECTS

Bidding	Construction	Closeout
Atherton ES Foster ES Johns ES Wilemon Field	Arlington HS Arlington HS FADL Bailey JHS Sam Houston HS Adams ES Hale ES Duff ES So. Davis ES	Playground Replacements

Facilities – *Arlington High School Fine Arts & Dual Language Academy*



Facilities – *Arlington High School Softball Field*



Facilities – *Duff Elementary*



Facilities – *Bailey Junior High*





Facilities

PHASE III PROJECTS

Design	Bidding	Construction	Closeout
Lamar HS Cravens Field Amos ES Goodman ES	Little ES Miller ES	Playground Replacements Short ES Carter JHS Key ES Pope ES Speer ES	Anderson ES

Facilities – *New Junior High Rendering*



ARLINGTON INDEPENDENT SCHOOL DISTRICT





Facilities – *New Junior High*



Facilities – *Playgrounds – Phase 3*



Facilities – *Short Elementary*





Facilities

PHASE IV PROJECTS

Planning		Design
Bowie HS	Farrell ES	Service Center – Security / Transportation
Dipert CTC	Fitzgerald ES	
Burgin ES	Blanton ES	
Morton ES	Butler ES	
Wimbish WLA	Sherrod ES	
Rankin ES	Turning Point Secondary School	
Ditto ES	Hill ES	
Dunn ES	Swift ES	
Kooker EC	Young JHS	
Workman JHS		



Facilities

PHASE V PROJECTS

Pending		
Seguin HS	Annex IV and V	Pearcy STEM Academy
Ousley JHS	Hilldale Annex	Barnett JHS
Ferguson EC	Brown Blvd. Warehouse	Bryant ES
Starrett ES	Food Service Warehouse	West ES
Williams ES	Ag Science Center	Boles JHS
PDC	Larson ES	Moore ES
600 New York	Remyense ES	Nichols JHS
Corey FADL Academy	Crouch ES	Peach ES
Wood ES	Patrick ES	Ellis ES
Anderson ES	Ashworth ES	



HUB Participation

PHASES I-IV

Project Description	Budget	Tier II HUB Participation Commitment %	Tier II HUB Participation Amount	Expenses To Date	Tier II % HUB Participation Achieved To Date	Tier II HUB Participation Amount To Date
2019 BOND HUB TOTALS	\$ 414,169,928	25.72%	\$ 106,527,102	\$ 251,119,641	26.81%	\$ 67,312,954

Note: Totals above are excerpted from the 12/31/2023 HUB report

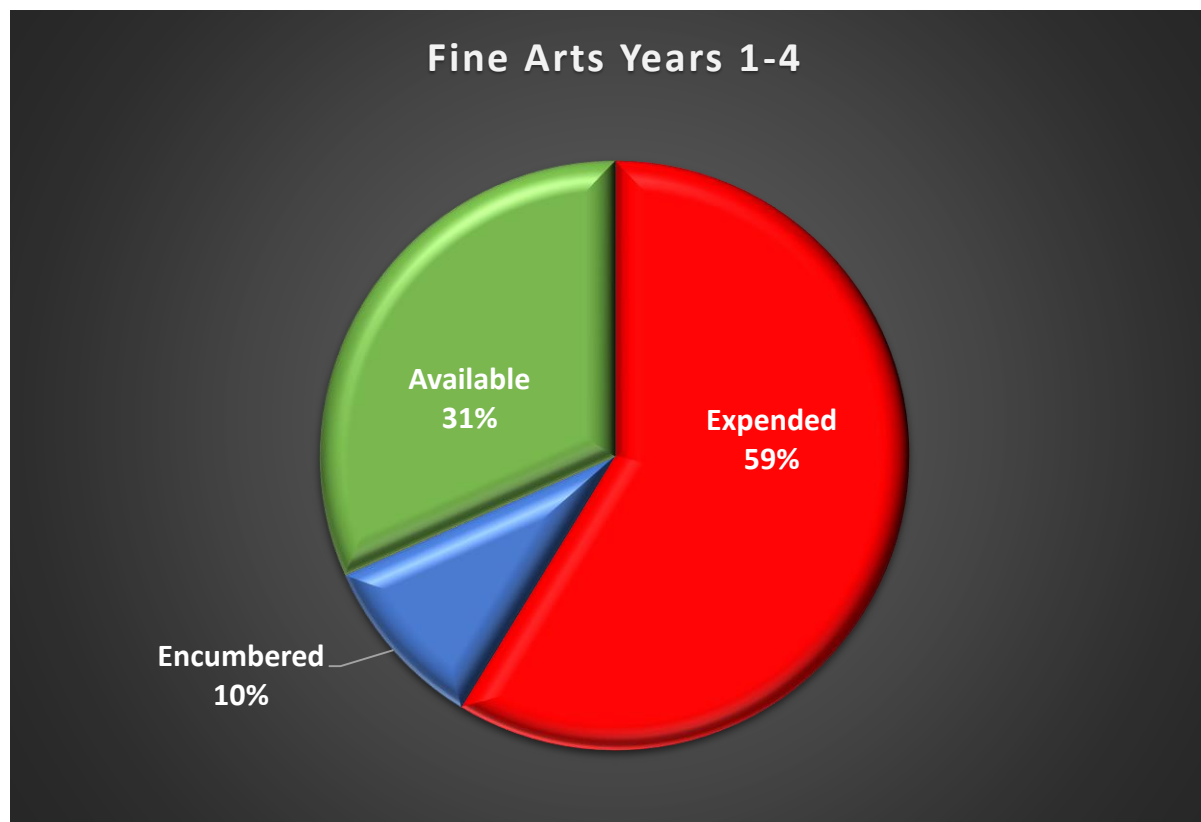


Fine Arts Budgets

Years 1 - 4

Year 1	Year 2	Year 3	Year 4	Year 5	Total
\$1,318,948	\$1,290,497	\$1,371,770	\$1,498,863	\$1,475,674	\$6,955,752

Expended \$4,085,283
Encumbered \$670,574
Available \$2,199,896



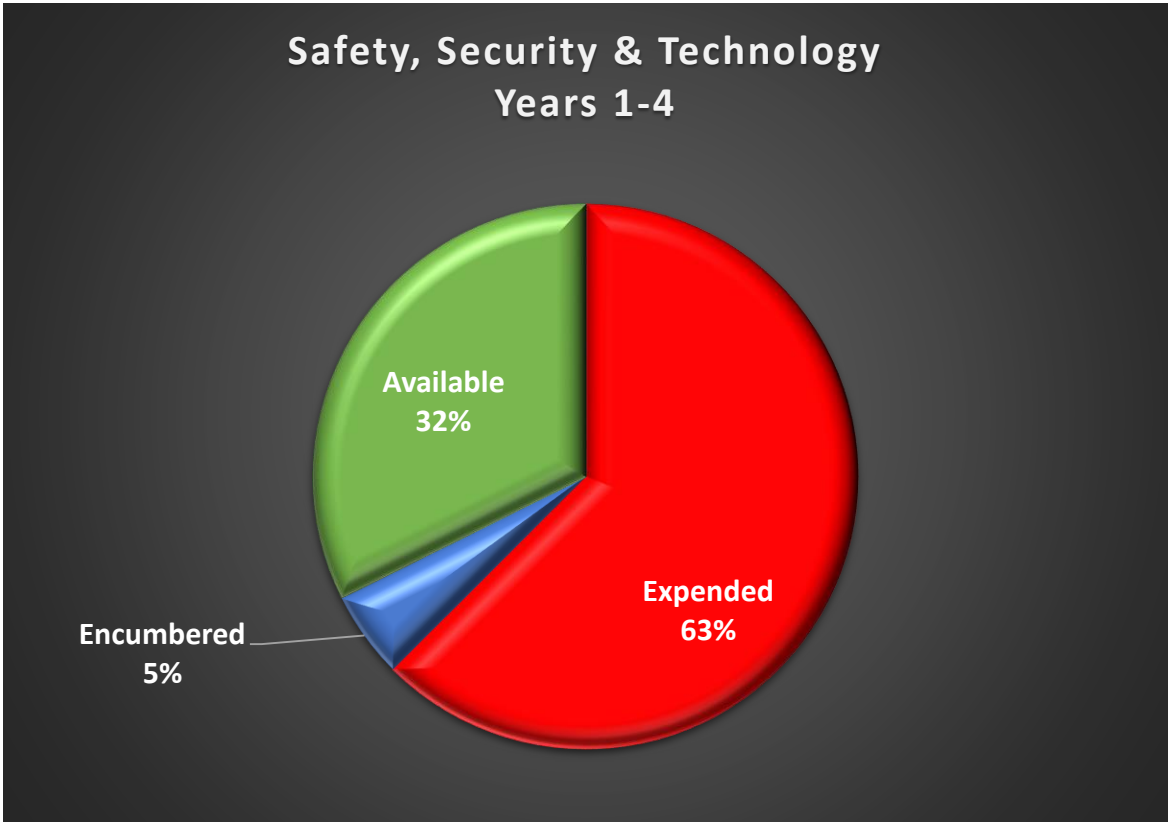


Safety, Security & Technology

Years 1 - 4

Year 1	Year 2	Year 3	Year 4	Year 5	Total
\$23,173,967	\$22,571,317	\$18,131,867	\$12,067,990	\$14,883,859	\$90,829,000

Expended \$56,787,808
Encumbered \$4,643,353
Available \$29,397,840



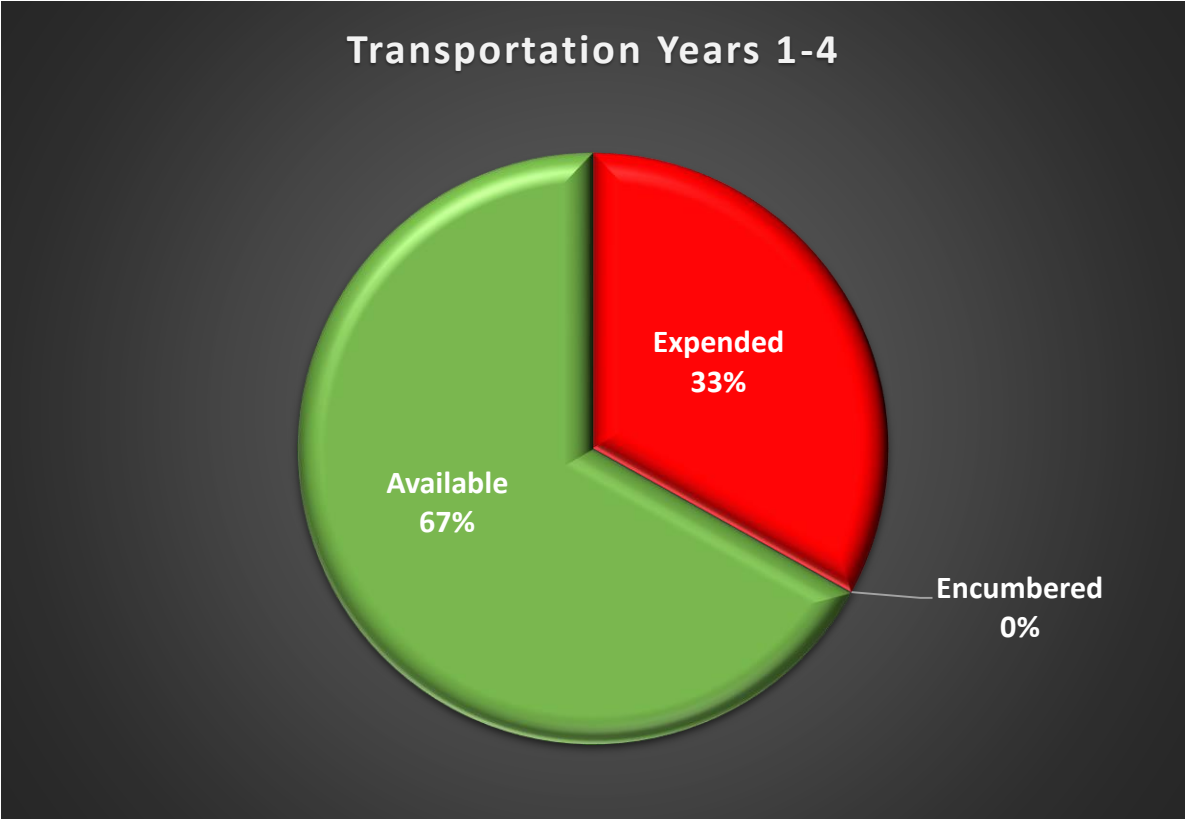


Transportation

Years 1 - 4

Year 1	Year 2	Year 3	Year 4	Year 5	Total
\$3,549,174	\$2,082,738	\$2,197,538	\$3,209,007	\$4,450,456	\$15,488,913

Expended \$5,121,182
Encumbered \$0
Available \$10,367,731



QUESTIONS?

