




# College Station Independent School District

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*Success...each life...each day...each hour*

## MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities 

Date: February 28, 2022

Subject: Consider approval of award of CSP 22-015 for Phase 1 of the renovations to Southwood Valley Elementary to PL20 Construction & Consulting, LLC in the amount of \$3,249,000 utilizing 2021 Bond Funds

Agenda Item: K-2

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## BACKGROUND

In November 2021, College Station ISD voters passed a bond issue for \$78.125 million for renovations to district facilities and other items.

One project that has been identified as a significant need is the Southwood Valley Elementary renovations project. This agenda item is for the first phase of that work which would relocate the Principal's Office suite, replace old flooring/paint/cabinets/doors and reconfigure classrooms and other areas in the south wing of the building.

This project is being processed as a Competitive Sealed Proposal (CSP) project. It was advertised as required and bids were opened on Tuesday, February 23, 2022. Bids were received from Dudley Construction, M Scott Construction, Joeris General Contractors, and PL20 Construction & Consulting, LLC that day.

The evaluation team met and consulted on Monday, February 28, 2022 to score the proposals based on published criteria from the Request for Competitive Sealed Proposals package and the highest score went to PL20 Construction and Consulting, LLC. PL20 Construction and Consulting, LLC had the lowest base bid at \$3,249,000 and they are the recommended firm to receive the award. Please refer to the attached VLK recommendation letter, proposal tabulation sheet, and scoring sheet attached for reference. We have decided not to accept either of the Alternates at this time.

This work would be accomplished over the summer of 2022 so that it would be operational again by the start of school.

**Jon Hall**  
Executive Director for Facilities

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College Station, TX 77840  
979-764-5400 -- [www.csisd.org](http://www.csisd.org)

**Amy Drozd**  
Chief Financial Officer



# College Station Independent School District

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## **Project Budget breakdown:**

Construction Contract to PL20 Construction and Consulting, LLC	\$3,249,000
Architect/Engineering Professional Fees/Reimbursables	\$263,799
Construction Materials Testing	\$5,000
Test and Air Balance	\$5,000
Plumbing work during Spring Break	\$36,101
Technology	\$2,500
Environmental Consultant	\$4,000
Relocation Services	\$3,000
Project Contingency	<u>\$50,000</u>
<b>Total Proposed Project Budget</b>	<b>\$3,618,400</b>

## **RECOMMENDATION**

It is recommended that the College Station Independent School District Board of Trustees consider approval of award of CSP 22-015 for Phase 1 of the renovations to Southwood Valley Elementary to PL20 Construction & Consulting, LLC in the amount of \$3,249,000 utilizing 2021 Bond Funds



February 28, 2022

Mr. Jon Hall  
Executive Director of Facilities  
College Station Independent School District  
1812 Welsh  
College Station, Texas 77840

Reference: Southwood Valley Elementary School Renovations  
College Station ISD  
CSISD RFCSP 22-015/ VLK Architects Project No. 21-100.00

Dear Mr. Hall:

On Wednesday, February 23, 2022, Competitive Sealed Proposals were received at the College Station Independent School District's Transportation Building for the Southwood Valley Elementary School Renovations project. Four (4) General Contractors submitted proposals. Each Proposal is summarized on the attached Proposal Tabulation form.

Based on a review of the submitted proposals and accompanying proposal bond, and after evaluation of the proposals based on the published criteria in Division 00 – Procurement and Contracting Requirements of the specifications, per Education Code Chapter 44 and SB 669, and per our meeting with your administration and evaluation committee, VLK Architects hereby recommends that the College Station Independent School District Board of Trustees award the construction contract to PL20 Construction & Consultancy, LLC, based on them having the highest score per the published criteria. VLK Architects recommends acceptance of the Base Proposal in the amount of Three Million, Two Hundred Forty-Nine Thousand Dollars (\$3,249,000.00).

PL20 Construction & Consultancy, LLC is a Houston-area based general contractor with extensive experience on educational facilities. After discussions with their references, we feel they are well qualified to execute the requirements of this contract.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Melissa E. Fleming". The signature is written in a cursive, flowing style.

Melissa E. Fleming, AIA  
Principal

# PROPOSAL TABULATION SHEET

Southwood Valley ES Renovations  
 CSISD Bid Number 22-015 RFCSP



Proposal Date / Time: Wednesday, February 23, 2022 2:00PM  
 VLK Project #: 21-100.00

	Dudley Construction	Joeris General Contractors	M Scott Construction	PL20 Construction & Consultancy
<b>PROPOSAL BOND: 5%</b>	X	X	X	X
<b>ACKNOWLEDGED ADDENDA No. 1 &amp; 2</b>	X	X	X	X
<b>TOTAL BASE PROPOSAL</b>	<b>\$4,069,000</b>	<b>\$3,500,000</b>	<b>\$3,469,000</b>	<b>\$3,249,000</b>
<b>ALTERNATES:</b>				
Alternate No.1: LVT flooring in lieu of Marmoleum flooring	-\$1,000	\$53,000	\$55,000	-\$1,000
Alternate No.2: Additional Parking	\$71,000	\$42,000	\$90,000	\$100,000
<b>TOTAL OF ALTERNATES</b>	<b>\$70,000</b>	<b>\$95,000</b>	<b>\$145,000</b>	<b>\$99,000</b>
<b>TOTAL</b>	<b>\$4,139,000</b>	<b>\$3,595,000</b>	<b>\$3,614,000</b>	<b>\$3,348,000</b>



**COLLEGE STATION ISD  
Request for Competitive Sealed Proposals  
Proposal Scoring Sheet**

Southwood Valley ES Renovations

CSISD Bid Number 22-015 RFCSP

- Criteria 1 Proposed amount for base proposal (includes selected alternates); thirty (30) points
- Criteria 2 Evaluation survey of company references and project contacts; twenty-five (25) points
- Criteria 3 History of company performance; fifteen (15) points
- Criteria 4 Similar company project experience and qualifications; ten (10) points
- Criteria 5 Similar individual personnel project experience and qualifications; ten (10) points
- Criteria 6 Safety EMR score; five (5) points
- Criteria 7 Financial stability; five (5) points

Contractor	1. 30 pts.	2. 25 pts.	3. 15 pts.	4. 10 pts.	5. 10 pts.	6. 5 pts.	7. 5 pts.	Total 100 pts.	Ranking	Comments
Dudley Construction	24.3	16.5	0.0	9.0	9.0	5.0	5.0	68.8	4	Proposal was qualified - cannot meet substantial completion
Joeris General Contractors	27.9	22.9	0.0	10.0	10.0	5.0	5.0	80.8	3	Proposal was qualified - cannot meet substantial completion
M Scott Construction	27.8	24.4	12.0	10.0	10.0	0.0	0.0	84.2	2	No financial statement or safety record submitted
<b>PL20 Construction &amp; Consultancy</b>	<b>30.0</b>	<b>22.8</b>	<b>14.0</b>	<b>9.0</b>	<b>10.0</b>	<b>0.0</b>	<b>0.0</b>	<b>85.8</b>	<b>1</b>	No financial statement or safety record submitted

Evaluation Committee: Jon Hall, CSISD; Rene Ramirez, CSISD; Melissa Fleming, VLK Architects; Aaliyah Stevens, VLK Architects



**VLK ARCHITECTS**

**Southwood Valley ES Renovations**

**A/E Fees & Reimbursables**

<b>A/E Fees</b>			
<b>Item</b>	<b>Construction Contract Amount</b>	<b>Fee %</b>	<b>Total</b>
Southwood Valley ES Renovations - base bid	\$ 3,249,000.00	7.25%	\$ 235,552.50
Southwood Valley ES Renovations - unaccepted alternates	\$ 99,000.00	4.80%	\$ 4,752.00
<b>Total A/E Fees</b>			<b>\$ 240,304.50</b>

<b>Reimbursables</b>	
<b>Item</b>	<b>Total</b>
Survey	\$ 11,495.00
Civil Engineering	\$ 7,250.00
Plotting & Printing (estimate)	\$ 3,000.00
TAS/TDLR Fees	\$ 1,750.00
<b>Total Reimbursables</b>	<b>\$ 23,495.00</b>

<b>Total A/E Fees + Reimbursables</b>	<b>\$ 263,799.50</b>
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