




College Station Independent School District

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MEMORANDUM

To: Mike Martindale, Superintendent.

From: Amy Drozd, Chief Financial Officer 

Date: March 8, 2023

Subject: CSP 23-005 Contract award for upgrades to the College Station High School Batting Cages

Agenda Item: K – 4

BACKGROUND

In November of 2020, Mr. Jon Hall, Executive Director of Facilities and Amy Drozd, Chief Financial Officer were notified by Chris Litton, Head Baseball Coach for College Station High School of fund-raising efforts by Cougar Club for the purpose of upgrading the current batting cages that support both baseball and softball. The objective was to have a covered area with metal sides to allow for batting practice by both baseball and softball during inclement weather conditions.

After meeting with Coach Litton, it was determined the Cougar Club had raised \$80,000 for the project with an estimated cost of \$107,250 based on a vendor they had contacted. Jon Hall, Executive Director of Facilities, reviewed the scope of work and determined there were some missing items in the scope of work including electrical requirements and excavation. Coach Litton and Cougar Club were informed that a project of this size requires an architect or engineer be assigned to the project and those fees had not been included. Additionally the project must be put out for competitive sealed proposals (CSP). In addition to discussions of the scope and cost, meetings were also held to discuss the need for the facility as College Station High School does not have a covered batting cage as compared to that of A&M Consolidated High School where softball and baseball both have covered batting facilities.

After several meetings with Coach Litton, Buddy Reed, then Athletic Director, Megan Symank, Assistant Athletic Director, and VLK Architects, the scope of work was determined and VLK began drawings and specifications. VLK estimated the cost of the building to be \$230,000. This did not include artificial turf and netting that would also have to be added into the price for a fully functional facility.

It was decided in August of 2021 to put the project out as a CSP with the building as a base bid and alternates for the turf and netting so that we would know the actual cost of the facility. Proposals were opened on October 5, 2021 with 6 contractor submitting proposals. The low base bid for the building only was \$250,000 and an additional \$60,000 for turf and netting for a total of \$310,000. Prior to the CSP being released, Cougar Club had increased their available funds for the project to \$86,000. It was communicated that this project would have to have board approval and the most that CSISD might be

Amy Drozd
Chief Financial Officer

1812 Welsh Avenue
College Station, TX 77840
979-764-5400 -- www.csisd.org

Mike Martindale
Superintendent of Schools



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able to contribute was to match the \$86,000 of the Cougar Club with funds that remained from the 2015 Bond.

Due to the proposed price and the lack of available funding, the project did not move forward. Coach Litton was informed of the decision, and he communicated with Cougar Club who remained committed to the project and continued to raise additional funds. VLK Architects, Jon Hall, and the Athletic Department also continued to meet to determine how the scope of the project might be reduced.

Advancing to August of 2022, Cougar Club now has an estimated \$140,000 to dedicate to the project and the scope of the project has been reduced. It was communicated that the funding source identified for CSISD was still limited to \$86,000 making \$226,000 possibly available.

In the Fall of 2022, with some recommendations from a contractor who builds metal structures, we were able to adjust some specifications reducing the estimated cost. Knowing it was too late to issue a CSP, award, and construct the facility for the 2023 season, it was decided to solicit CSP's early in 2023 with proposals due February 28, 2023. There were 7 contractors that proposed.

VLK Architects reviewed the submitted proposals and evaluated based on the published criteria as listed in the CSP documents. VLK Architects has recommended College Station ISD award to MBCM Management as being the best value with the highest total evaluation score and the lowest base bid price of \$180,800. MCMB's proposal for the alternates of artificial turf and netting was \$96,000.

After further review by Jon Hall, Executive Director of Facilities, Kevin Starnes, Director of Athletics, and Amy Drozd, Chief Financial Officer, it was decided to move forward with the base bid only using an amount from Cougar Club that would allow them to purchase the artificial turf directly from a vendor.

It is my recommendation that CSISD award CSP 23-005 for the upgrades to the College Station High School batting cages to MBCM Management Inc., as the best value and low proposer with funding as follows:

2015 Bond Fund (CSISD)	\$ 73,730
Cougar Club Donation	<u>\$107,070</u>
Total	\$180,800

In addition to the above, the estimated cost for the artificial turf is \$32,930 which Cougar Club will purchase directly and donate to the project making a total contribution by Cougar Club of \$140,000.

RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees authorize the Superintendent to enter into final negotiations on CSP# 23-005 for the upgrades to the College Station High School baseball/softball batting cages to MBCM Management Inc., in the amount of \$180,800 utilizing 2015 Bond Funds in the amount of \$73,730 and a contribution from Cougar Club of \$107,070.

Amy Drozd
Chief Financial Officer

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979-764-5400 -- www.csisd.org

Mike Martindale
Superintendent of Schools



March 2, 2023

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

Reference: College Station HS Batting Cage Upgrade
College Station ISD
CSISD RFCSP 23-005/ VLK Architects Project No. 21-067.00

Dear Mr. Hall:

On Tuesday, February 28, 2023, Competitive Sealed Proposals were received at the College Station Independent School District's Purchasing Department Building for the College Station HS Batting Cage Upgrade project. Seven (7) 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 the evaluation committee, VLK Architects hereby recommends that the College Station Independent School District Board of Trustees award the construction contract to MBCM Management, Inc, based on them having the highest score per the published criteria. This recommendation is for acceptance of the Base Proposal only in the amount of One Hundred Eighty Thousand, Eight Hundred Dollars (\$180,800.00). As per CSISD direction, the two alternate proposals will be rejected.

MBCM Management, Inc. is a Navasota-based general contractor with extensive experience on similar metal building facility types. They are well qualified to execute the requirements of this contract.

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

Sincerely,

Melissa E. Fleming, AIA
Principal

PROPOSAL TABULATION SHEET

College Station HS Batting Cage Upgrade
 CSISD Bid Number 23-005 RFCSP

Proposal Date / Time: Tuesday, February 28, 2023 2:00PM
 VLK Project #: 21-067.00



	AggieLand Construction	B&B Plumbing	Dudley Construction	Kubacak Construction	MBCM	RAVA Construction, LLC	Spaw Glass
PROPOSAL BOND SUBMITTED: 5%	x	x	x	x	x	x	x
ACKNOWLEDGED ADDENDA 1-3	x	x	x	x	x	x	x
BASE PROPOSAL	\$219,000	\$326,975	\$276,000	\$240,670	\$180,800	\$261,799	\$400,000
ALTERNATES:							
Alternate No. 1: Netting System	\$32,720	\$31,350	\$36,000	\$40,937	\$27,000	\$43,725	\$42,500
Alternate No. 2: Artificial Turf	\$64,105	\$73,046	\$60,000	\$86,932	\$62,504	\$62,000	\$72,500
TOTAL	\$315,825	\$431,371	\$372,000	\$368,539	\$270,304	\$367,524	\$515,000

**COLLEGE STATION ISD
Request for Competitive Sealed Proposals**

Proposal Scoring Sheet

College Station HS Batting Cage Upgrade

CSISD Bid Number 23-005 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
AggieLand Construction	25.7	22.3	14.0	9.0	9.0	0.0	0.0	80.0	5	
B&B Plumbing	18.8	22.0	12.0	7.0	6.0	0.0	0.0	65.8	6	
Dudley Construction	21.8	19.7	13.0	9.0	8.0	5.0	5.0	81.5	4	
Kubacak Construction	22.0	15.0	10.0	7.0	7.0	0.0	0.0	61.0	7	
MBCM	30.0	23.4	13.0	8.0	9.0	5.0	5.0	93.4	1	
RAVA Construction, LLC	22.1	23.7	14.0	9.0	9.0	5.0	5.0	87.8	2	
Spaw Glass	15.7	24.0	14.0	9.0	9.0	5.0	5.0	81.7	3	

Evaluation Committee

Jan 2. Hall
Jon Hall, CSISD Executive Director of Facilities

Carmella Shafer
Carmella Shafer, CSISD Director of Purchasing

Tom Stewart
Tom Stewart, CSISD Construction Inspector

Melissa E. Fleming
Melissa Fleming, VLK Architects

Rehe Ramirez
Rehe Ramirez, Asst. Director of Facilities