




# College Station Independent School District

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

## MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities 

Date: February 28, 2023

Subject: Consider approval of award of the A&M Consolidated High School Renovations Phase 2 project to RAVA Construction in the amount of \$5,060,000 utilizing 2021 Bond Funds.

## 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 renovations to A&M Consolidated High School. This agenda item is for the second phase of that work which would renovate the entire Principal's Office suite area, the Auditorium, and all of the classrooms on the first and second floor of the Science wing of the building. The project also includes work to reconfigure and harden the security vestibule and replace existing lighting with LED lighting inside and in the parking lot and create two additional science labs from other spaces.

VLK Architects prepared design documents and specifications for this work after coordination meetings with AMCHS Principal Gwen Elder, Chief Financial Officer Amy Drozd, Executive Director of Secondary Education Tiffany Parkerson, Executive Director of Facilities Jon Hall, and Assistant Director of Facilities Rene Ramirez.

This project is being processed as Competitive Sealed Proposal (CSP), so the project was advertised as required by statute and proposals were received on February 23, 2023 for the specified scope of work as per our design documents and scoring criteria was included in this information. Two proposals were received that day, the lowest of which was submitted by RAVA Construction in the amount of \$5,060,000. Dudley Construction also submitted a proposal for \$6,350,000. One alternate for the complete renovation of the Culinary Arts kitchen was considered, but not accepted as it was significantly higher than our budget for that portion of work.

The proposals were scored according to the provided criteria and tabulated by Executive Director of Facilities Jon Hall, Director of Purchasing Carmella Shafer, and VLK Architect Melissa Fleming. The best score was received by RAVA Construction with a final score of 95.7. Please see attached bid tab, VLK recommendation letter and scoring sheet for reference.

Jon Hall  
Executive Director for Facilities

1812 Welsh Avenue  
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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This work would be scheduled for the summer of 2023 so that everything would be fully operational again by the start of school.

### **RECOMMENDATION**

It is recommended that the College Station Independent School District Board of Trustees consider approval of award of the A&M Consolidated High School Renovations Phase 2 project to RAVA Construction in the amount of \$5,060,000 utilizing 2021 Bond Funds.

# PROPOSAL TABULATION SHEET

AMCHS Renovations - Phase II  
CSISD Bid Number 23-006 RFCSP



Proposal Date / Time: Thursday, February 23, 2023 2:00PM  
VLK Project #: 22-093.00

	Dudley Construction	JaCody Construction, LP	RAVA Construction, LLC
PROPOSAL BOND SUBMITTED: 5%	✓	N/A	✓
ACKNOWLEDGED ADDENDUM No. 1	✓	N/A	✓
BASE PROPOSAL	\$6,350,000	N/A	\$5,060,000
ALTERNATES:			
Alternate No. 1: For providing the full scope of work identified within CULINARY 2418, including all mechanical, electrical, and plumbing systems associated with services to and from this area and for services to the Owner's washer/dryer in adjacent space, add to the base proposal the sum of:	\$417,000	N/A	\$400,000
TOTAL	\$6,767,000	N/A	\$5,460,000



February 28, 2023

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

Reference: AMCHS Renovations – Phase II  
College Station ISD  
CSISD RFCSP 23-006/ VLK Architects Project No. 22-093.00

Dear Mr. Hall:

On Thursday, February 23, 2023, Competitive Sealed Proposals were received at the College Station Independent School District's Purchasing Department Building for the AMCHS Renovations – Phase II project. Two (2) 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 RAVA Construction, LLC, based on them having the highest score per the published criteria. VLK Architects recommends acceptance of the Base Proposal in the amount of Five Million, Sixty Thousand Dollars (\$5,060,000.00).

RAVA Construction, LLC is a Houston-area based general contractor with extensive experience on educational facilities, including several for College Station ISD. 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

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

**Proposal Scoring Sheet**

AMCHS Renovations - Phase II

CSISD Bid Number 23-006 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	24.2	18.7	13.0	9.0	8.0	5.0	5.0	82.9	2	
JaCody Construction, LP	N/A							0.0		No proposal
RAVA Construction, LLC	30.0	23.7	14.0	9.0	9.0	5.0	5.0	95.7	1	

Evaluation Committee:

Don Hall  
 Don Hall, CSISD Executive Director of Facilities

Camella Shafer  
 Camella Shafer, CSISD Director of Purchasing

Melissa C. Fleming  
 Melissa Fleming, VLK Architects