



College Station Independent School District

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MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities *Jon E. Hall*

Date: March 3, 2023

Subject: Consider approval of award of the Pebble Creek Elementary School Renovations project to RAVA Construction in the amount of \$3,095,000 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 Pebble Creek Elementary School. This agenda item is primarily for the replacement of the finishes, including carpet, hard flooring, casework, and new paint in the entire building. It also includes the remodeling of the old Principal's office suite area to convert that space into something more useable for the campus. Finally, it includes a full replacement of existing interior and exterior lighting with new LED lighting.

VLK Architects prepared design documents and specifications for this work after coordination meetings with Pebble Creek Elementary School Principal Blaire Grande, 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 March 2, 2023 for the specified scope of work as per our design documents. Scoring criteria was included in this information. Four proposals were received that day, the lowest of which was submitted by RAVA Construction in the amount of \$3,095,000. Proposals were also received from Dudley Construction, JaCody Construction, and MRI Builders. One alternate for the replacement of the library furniture and shelving was considered at a cost of \$88,000, but it was not accepted as that would have pushed us over budget for the entire project.

The proposals were scored according to the provided criteria and tabulated by Executive Director of Facilities Jon Hall, Director of Purchasing Carmella Shafer, Assistant Director of Facilities Rene Ramirez, Construction Inspector Tom Stewart, 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

Amy Drozd
Chief Financial Officer



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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 award of the Pebble Creek Elementary School Renovations project to RAVA Construction in the amount of \$3,095,000 utilizing 2021 Bond Funds.

Jon Hall
Executive Director for Facilities

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Amy Drozd
Chief Financial Officer



March 3, 2023

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

Reference: Pebble Creek ES Renovations
College Station ISD
CSISD RFCSP 23-007/ VLK Architects Project No. 22-094.00

Dear Mr. Hall:

On Thursday, March 2, 2023, Competitive Sealed Proposals were received at the College Station Independent School District's Purchasing Department Building for the Pebble Creek 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 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 Three Million, Ninety-Five Thousand Dollars (\$3,095,000.00). Per CSISD direction, the alternate proposal will not be accepted.

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

PROPOSAL TABULATION SHEET

Pebble Creek ES Renovations
CSISD Bid Number 23-007 RFCSP



Proposal Date / Time: Thursday, March 2, 2023 2:00PM
VLK Project #: 22-094.00

	Dudley Construction	JaCody Construction	MRI Builders	RAVA Construction
PROPOSAL BOND SUBMITTED: 5%	x	x	x	x
ACKNOWLEDGED ADDENDUM No. 1	x	x	x	x
BASE PROPOSAL	\$3,701,000	\$3,859,863	\$3,183,998	\$3,095,000
ALTERNATES:				
Alternate No. 1: Library Furniture and Equipment	\$95,000	\$82,549	NO BID	\$88,000
TOTAL	\$3,796,000	\$3,942,412	\$3,183,998	\$3,183,000

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

Proposal Scoring Sheet

Pebble Creek ES Renovations

CSISD Bid Number 23-007 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	25.1	19.7	13.0	9.0	8.0	5.0	5.0	84.8	2	
JaCody Construction	24.1	22.8	12.0	8.0	8.0	0.0	0.0	74.9	3	
MRI Builders	28.2	24.2	10.0	6.0	6.0	0.0	0.0	74.4	4	
RAVA Construction	30.0	23.7	14.0	9.0	9.0	5.0	5.0	95.7	1	

Evaluation Committee:

Jon E. Hall
Jon Hall, CSISD Executive Director of Facilities

Carmella Shafer
Carmella Shafer, CSISD Director of Purchasing

Melissa E. Fleming
Melissa Fleming, VLK Architects

Rene Ramirez
Rene Ramirez, CSISD Assistant Director of Facilities

Tom Stewart
Tom Stewart, CSISD Construction Inspector