

**CONSIDER APPROVAL OF CSP-04-2016VRG FOR THE
NEW LAMAR CISD ELEMENTARY #24**

RECOMMENDATION:

That the Board of Trustees approve Gamma Construction Company for the construction of the new Elementary #24 in the amount of \$18,541,396.

IMPACT/RATIONALE:

Competitive Sealed Proposal #04-2016VRG requested prices for the construction of the new Elementary #24. Proposals were submitted October 1, 2015 at 2 p.m. After checking references and completing the weighed criteria Gamma Construction is recommended to do the construction of the new Elementary #24. This project is funded in 2014 bond funds.

PROGRAM DESCRIPTION:

Upon approval Gamma Construction will begin construction of the new Elementary #24.

Submitted by: Michele Leach, Purchasing Manager
Kevin McKeever, Administrator for Operations
Gloria Barrera, VANIR/Rice & Gardner
Jim Rice, VANIR/Rice & Gardner

Recommended for approval:



Dr. Thomas Randle
Superintendent

11 Greenway Plaza, 22nd Floor
Houston, Texas 77046-1104
Phone: 713/965-0608
Fax: 713/961-4571
www.pbk.com

October 8, 2015

VIA: E-Mail



Mr. Kevin McKeever
Administrator for Operations
Lamar Consolidated Independent School District
3911 Avenue I
Rosenberg, Texas 77471

RE: Lamar Consolidated ISD Elementary School #24
Lamar Consolidated Independent School District
Recommendation for Award of Construction Contract
PBK Project No.: 15156/LCISD CSP #04-2016VRG

Dear Mr. McKeever:

On Thursday, October 1, 2015 Competitive Sealed Proposals were received by the Lamar Consolidated Independent School District Elementary School #24. A total of six (6) general contractors obtained construction documents and a total of five (5) general contractors submitted proposals.

A Selection Committee made up of staff from the District, Vanir-Rice & Gardner Joint Venture, and PBK began evaluating the proposals immediately, ranking each proposer on the selection criteria published in the Instructions to Proposers section of the Contract Documents. The selection committee considered the Contractor's Proposals, additional information submitted as part of the proposal submission, and additional references from area school districts, architects and consultants.

Based on a thorough review of the submitted proposals, qualifications, references, and recommended alternates, PBK hereby recommends acceptance of the proposal outlined below for Lamar Consolidated Independent School District Elementary School #24 as submitted by Gamma Construction Company.

Base Proposal	\$19,325,000.00
Alternate No. 1a: Automated Logic Controls	\$170,000.00
Alternate No. 2c: JCI/York	\$237,000.00
Post Proposal Cost Reductions	\$1,190,604.00
Total G.C. Contract Amount	\$18,541,396.00

We have had extensive experience with Gamma Construction Company on numerous projects in the Houston area. Gamma Construction Company was also the General Contractor for the Lamar Consolidated Independent School District Natatorium and the Renovations and Additions to Traylor Stadium. We

Mr. Kevin McKeever
October 8, 2015
Page 2 of 2

are very confident that Gamma Construction Company is well qualified to successfully execute the requirements of this contract. We look forward to a successful construction phase for this project with your staff, Vanir-Rice & Gardner Joint Venture and Gamma Construction Company.

We would like to express our sincere thanks to you, the Board of Trustees, Dr. Randle and all of the Lamar Consolidated Independent School District staff for your assistance during the planning phase of this project. If you have any questions concerning this issue or our recommendation, please do not hesitate to contact us.

Sincerely,
PBK, Inc.

A handwritten signature in black ink, appearing to read "RICK", with a horizontal line extending to the right.

Rick Blan, AIA, LEED AP
Partner

cc: Gloria Barrera, Vanir-Rice & Gardner Joint Venture
Jim Rice, Vanir-Rice & Gardner Joint Venture
Betty Chapman, PBK
Lorin Y. Pargoud, PBK
File 4C

Final Recommendation

Project Name: Lamar CISD Elementary #24 CSP# 04 2016VRG

General Contractor Recommendation: Gamma Construction Company

Name of Contractor	Comex Corp	Durotech	Gamma	Pepper Lawson	Purcell
BASE PRICE	\$18,640,000	\$20,400,000	\$19,325,000	\$20,800,000	\$20,980,000
% spread from lowest number	0.00%	9.44%	3.67%	11.59%	12.55%
Total of Accepted Alternates	\$560,000	(\$465,000)	\$454,000	\$642,910	(\$8,000)
TOTAL PRICE: BASE + ALTERNATES	\$19,200,000	\$19,935,000	\$19,732,000	\$21,442,910	\$20,972,000
% spread from lowest number	0.0%	3.8%	2.8%	11.7%	9.2%

Post Proposal Cost Reduction: (1,190,604)

Total Recommended Contract Amount: \$18,541,396

Name of Contractor:	Overall Score	Rank
Comex	86.5	5
Durotech	93.8	2
Gamma	94.2	1
Pepper Lawson	88.75	3
Purcell	87	4