

Discussion and Possible Action for the Purchase of Construction Project Management/Program Management Services

Presented to the Board Acting as Committee of the Whole on September 12, 2017 and now presented to the Board for approval on September 19, 2017.

MINUTE ORDER

"The Board of Trustees hereby awards contracts providing for the purchase of Construction Project Management / Program Management Services to the following: Broaddus & Associates; Project Control, Inc.; AECOM Technical Services, Inc.; and Lockwood, Andrews & Newnam, Inc., on an as needed basis as requested by the Associate Vice Chancellor for Facilities Operations and Construction Management. Compensation for services shall be approximately one percent (1%) of each project's construction budget. This action also authorizes the Chancellor or designee to approve the fee for each engagement."

PURPOSE

This contract action provides for the purchase of Construction Project Management / Program Management Services on an Indefinite Delivery, Indefinite Quantity (IDIQ) Basis. Services will be performed, as needed based on requirements and funding and there is no guaranteed minimum amount of work. Services will be provided in support of construction projects enterprise-wide and will include:

- Program Management Services including budgeting, estimating, scheduling, procurement review/approval, and inspections to meet entire program deliverables. Oversight of entire program assisting and guiding the Owner through multiple projects simultaneously from conception through closeout ensuring all buildings and systems meets Alamo Colleges District Design, Construction, and the program requirements.
- Lifecycle Costs, Economic Analysis, and Energy Conservation Measures ROI to analyze numerous alternatives and variables assisting team and Owner with recommendation for best opportunities.
- Evaluation and Assessment of Facility Analysis Reports, Feasibility Studies, System Load Studies, and Site Planning and Analysis identifying current conditions of buildings, systems, and/or sites to determine specific issues, risks, and problems and to develop or confirm strategies, recommendations, and opportunities.

BACKGROUND

A notice soliciting a Request for Qualification Statements (RFQ) was advertised in the San Antonio Express News and La Prensa twice over a twenty-seven day period. Additionally, Purchasing and Contract Administration sent notices to 129 potential offerors. An evaluation process to formally award multiple contracts to various Offerors was conducted to reduce the delays in repetitive bidding, expand the range of services, and to ensure services are available when needed. The amounts shown represent the Alamo Colleges District's best estimates for a one-year period, the amount paid will depend on the amount of services purchased. The seven qualification statements received by the RFQ deadline were evaluated by representatives from each college and Facilities Operations and Construction Management considering the RFQ specifications and requirements. As a result of this effort, the qualification statements submitted by the firms identified herein are recommended for award on the basis of qualifications and competency. The contracts will begin upon award and include three (3) annual renewal options upon mutual consent of the individual firms and Alamo Colleges District. The contract award to Broaddus & Associates will contribute to the Alamo Colleges District Small, Minority, Woman, and Veteran Owned Business Enterprise (SMWVBE) Program Aspirational Goals.

IMPLICATIONS

Financial: Funding is not encumbered with this action and will be provided as requirements are identified.

Strategic Plan: Goal I – Student Success; Goal III Performance Excellence

Employee Services: None

Attachments: Ranking and Evaluation

Gary O'Bar, C.P.M.
Director Purchasing & Contract Administration

John Strybos, MA, P.E.
Associate Vice Chancellor of Facilities Operations &
Construction Management

Diane E. Snyder, Ph.D., CPA
Vice Chancellor for Finance & Administration

Dr. Bruce H. Leslie
Chancellor



RANKING

PURCHASE OF CONSTRUCTION
PROJECT MANAGEMENT / PROGRAM MANAGEMENT SERVICES

Firms	Ranking
Broaddus & Associates	1
Project Control, Inc.	2
AECOM Technical Services, Inc.	3
Lockwood, Andrews & Newnam, Inc.	4
AG/CM Inc.	5
Astelle, LLC (dba – Work5hop)	6
McKissack & McKissack of Washington, Inc.	7



EVALUATION CRITERIA

PURCHASE OF CONSTRUCTION
PROJECT MANAGEMENT / PROGRAM MANAGEMENT SERVICES

CRITERIA	POINTS
Offeror's Statement of Qualifications and Availability to Undertake the Project	30
Offeror's Ability to Provide Services	15
Offeror's Performance on Past Representative Projects	15
Offeror's Performance on Alamo Colleges District Projects	10
Offeror's Knowledge of Best Practices	10
Offeror's Ability to Identify and Resolve Problems on Past Projects	15
Offeror's SMWVBE Commitment Goal	5
TOTAL:	100