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REQUEST FOR PROPOSALS SELECTION CRITERIA POINT TABULATION
For
Construction Manager at Risk for Fire Station 4 & Police Sub-Station
Texas City, Texas
November 19, 2021

Point Tabulation Summary							
Construction Manager at Risk	Safety Experience	Fee	Construction Mgr/Contractor Experience	References	Experience of Proposed Personnel	Other Factors	Total
	5 Pts.	40 Pts.	25 Pts	15 pts.	10 Points	5 Pts	
Anslow Bryant	4	36	21	15	6	3	85
Brookstone	4	38	21	15	9	4	91
Durotech	5	37	25	15	6	4	92
Gamma	4	38	21	15	10	5	93
Teal	3	40	22	10	6	3	84

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Texas City Fire Station 4 & Police Sub-Station Construction Manager at Risk Evaluation

Evaluation of Safety Experience						
Construction Manager at Risk	Safety Coordinator	Points per Safety	EMR Rating	Points per EMR Rating	Total Points Available	Points Awarded
Anslow Bryant	Yes	2	0.77	2	5	4
Brookstone	Yes	2	0.74	2	5	4
Durotech	Yes	2	0.68	3	5	5
Gamma	Yes	2	0.74	2	5	4
Teal	Yes	2	0.87	1	5	3

Points for On-Staff Safety Coordinator	
Yes	= 2 Points
No/Not Specified	= 0 Points

Points per EMR Rating	
EMR 0.00 – 0.69	= 3 Points
EMR 0.70 – 0.85	= 2 Points
EMR 0.85 +	= 1 Point

- Evaluate EMR (Experience Modification Rate)
- Safety Coordinator
- Safety Plan
- Operational Readiness, Training and Awareness

Texas City Fire Station 4 & Police Sub-Station Construction Manager at Risk Evaluation

Evaluation of Total Fee

Construction Manager at Risk	Pre-Construction Services Fee \$	Construction Services Fee %/ \$	Estimated Budget \$	General Conditions Fee \$	Total \$ Toward Project	Points per \$ To Project	Savings Back to Owner %	Points per Savings	Total Points Available	Points Awarded
Anslow Bryant	\$10,000	2.5% (\$182,275)	\$8,050,000	\$749,000	\$7,108,725	31	100%	5	40	36
Brookstone	\$7,500	2.3% (\$172,736)	\$8,050,000	\$532,236	\$7,337,528	33	100%	5	40	38
Durotech	\$23,000	3.65% (\$272,783)	\$8,050,000	\$553,500	\$7,200,717	32	100%	5	40	37
Gamma	\$5,000	1.65% (\$123,597)	\$8,050,000	\$554,282	\$7,367,121	33	100%	5	40	38
Teal	\$0	3.0% (\$232,500)	\$8,050,000	\$300,000	\$7,517,500	35	100%	5	40	40

Points per Total \$ Toward Project	
\$7.5+ million	= 35 Points
\$7.4 - \$7.5 million	= 34 Points
\$7.3 - \$7.4 million	= 33 Points
\$7.2 - \$7.3 million	= 32 Points
\$0 - \$7.2 million	= 31 Points

Points per Savings Back to Owner	
100% Back to Owner	= 5 Points
80% Back to Owner	= 4 Points
60% Back to Owner	= 3 Points
40% Back to Owner	= 2 Points
20% Back to Owner	= 1 Points
0% Back to Owner	= 0 Points

- Total \$ Toward Project = Estimated Budget \$ - General Conditions Fee \$ - Preconstruction Services Fee \$ = Cost X
 Cost X * Construction Services Fee % = Construction Services Fee \$

Estimated Budget \$ – Construction Services Fee \$ – General Conditions Fee \$ - Preconstruction Services Fee \$ = Total \$ Toward Project

Texas City Fire Station 4 & Police Sub-Station Construction Manager at Risk Evaluation

Evaluation of Construction Manager Experience						
Construction Manager at Risk	Similar Project Experience (# of Projects)	Points per Similar Projects	CMAr Experience (# of Projects)	Points per CMAr Experience	Total Points Available	Points Awarded
Anslow Bryant	0	13	0	8	25	21
Brookstone	8	13	8	8	25	21
Durotech	19	15	19	10	25	25
Gamma	6	13	5	8	25	21
Teal	13	14	2	8	25	22

Points per Firm Similar Project Experience
0 – 9 Projects = 13 Points
10 – 18 Projects = 14 Points
19+ Projects = 15 Points

Points per Firm CMAr Experience
0 – 9 Projects = 8 Points
10 – 18 Projects = 9 Points
19+ Projects = 10 Points

- Evaluation of Company's Experience with Facilities within past 10 years of similar size/function.
- Evaluation of Company's Experience with the Construction Manager at Risk Delivery Method within past 10 years with Facilities of similar size/function.

Texas City Fire Station 4 & Police Sub-Station Construction Manager at Risk Evaluation

Evaluation of References			
Construction Manager at Risk	Average % of References	Total Points Available	Points Awarded
Anslow Bryant	100%	15	15
Brookstone	97%	15	15
Durotech	98%	15	15
Gamma	98%	15	15
Teal	88%	15	10

Points per Reference Average	
Poor (0-80%)	= 5 Points
Fair (81-90%)	= 10 Points
Good (91-100%)	= 15 Points

- Identify and Evaluate up to the Top Five References Received

Texas City Fire Station 4 & Police Sub-Station Construction Manager at Risk Evaluation

Evaluation of Proposed Personnel Experience						
Construction Manager at Risk	Similar Project Experience (# of Projects)	Points per Similar Projects	CMaR Experience (# of Projects)	Points per CMaR Experience	Total Points Available	Points Awarded
Anslow Bryant	1	3	1	3	10	6
Brookstone	8	4	8	5	10	9
Durotech	2	3	2	3	10	6
Gamma	9	5	8	5	10	10
Teal	3	3	3	3	10	6

Points per Personnel Similar Project Experience
0 – 4 Projects = 3 Points
5 – 8 Projects = 4 Points
9+ Projects = 5 Points

Points per Personnel CMaR Experience
0 – 3 Projects = 3 Points
4 – 7 Projects = 4 Points
8+ Projects = 5 Points

- Evaluation of Proposed Personnel’s Experience (Project Manager & Superintendent) with Facilities of similar size/function within past 10 years.
- Evaluation of Proposed Personnel’s Experience (Project Manager & Superintendent) with the Construction Manager at Risk Delivery Method within past 10 years with Facilities of similar size/function.

Texas City Fire Station 4 & Police Sub-Station Construction Manager at Risk Evaluation

Evaluation of Other Factors		
Construction Manager at Risk	Total Points Available	Points Awarded
Anslow Bryant	5	3
Brookstone	5	4
Durotech	5	4
Gamma	5	5
Teal	5	3

- Innovative Programs and Design Awards (Company or Project Team Members).
- Available Resources.
- Project Teams' history with Company.
- Process of Project Completion – On Time, Within Budget and Total Project Value.
- TEAM Approach within Construction Management delivery process.
- Identify Value brought to the Project:
 - o Preconstruction Services, Cost Estimating and Control During Preconstruction Services, Extent of Bidding Process, Association with Quality Subcontractors (based on experience, quality of work, staffing capabilities for the project, and financial stability), Construction Services during Construction Phase, Post Construction Services
- Quality of Workmanship.
- Current Company Project Capacity.