



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		8/13/12		
Department:		Public Works		
Department Head:		Gerald P. Cosgrove		
Agenda Coordinator (include phone #):		Kathy Schonne (7198)		Project No. 6119
<b>CAPTION</b>				
CSP No. 2012-179-B for the construction of the Technology Services Data Center Phase I to Turner Construction Company, in the amount of \$4,798,000; and authorizing the City Manager or his authorized designee to execute all necessary documents.				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR: <b>2011-2012</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	239,200	7,760,800	0	<b>8,000,000</b>
Encumbered/Expended Amount	-239,200	-346,502	0	<b>-585,702</b>
This Item	0	-4,798,000	0	<b>-4,798,000</b>
<b>BALANCE</b>	<b>0</b>	<b>2,616,298</b>	<b>0</b>	<b>2,616,298</b>
<b>FUND(S): MUNICIPAL FACILITIES CIP</b>				
<b>COMMENTS:</b> Funds are included in the Municipal Facilities CIP. This item, in the amount of \$4,798,000, will leave a current year balance of \$2,616,298 for the Technology Services Facility project.				
<b>STRATEGIC PLAN GOAL:</b> Construction of Technology Services Data Center Phase I relates to the City's Goal of Financially Strong City with Service Excellence.				
<b>SUMMARY OF ITEM</b>				
Staff recommends the Competitive Sealed Proposal of Turner Construction Company, in the amount of \$4,798,000, be accepted as the best value conditioned on the timely execution of necessary contract documents for the construction of the Technology Services Data Center Phase I.				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Recommendation memo dated July 23, 2012			N/A	
CSP Recap				
Location Map				



TO: Dianna Wike  
FROM: Jim Razinha, Facilities Manager  
DATE: 23 July 2012  
SUBJECT: **TECHNOLOGY SERVICES DATA CENTER PHASE 1, Project No. 6119  
CSP Number 2012-179-B**

The Technical Evaluation Team for the subject project evaluated proposals from eight firms.

Award recommendation is based on the following evaluation criteria:

Price:	50%
Technical:	50%

The technical evaluation consisted of the following criteria and weights:

Past performance on similar projects	30%
Project team experience	25%
Quality Control and Warranty Program	20%
Time to construct	25%

J. C. Commercial, Inc. proposed the lowest cost of construction. However, after applying the weight factors to the technical and price scores, J. C. Commercial ranked seventh of the eight proposers evaluated. The Technical Evaluation Team scored J. C. Commercial as well below meeting the needs identified in the solicitation, as the J. C. Commercial proposal did not demonstrate experience in constructing similar projects and that its proposed project team had little experience in similar projects. The evaluating team determined the quality control and warranty programs submitted met the needs. The construction time proposed by J. C. Commercial was the longest of the eight proposers and was 131 days longer than the shortest proposed (nearly 90 days longer than the average).

Turner Construction Company ranked the highest in the technical evaluation and the highest overall of the eight proposers evaluated, even though its proposed price was the fifth lowest. The Technical Evaluation Team scored Turner Construction as well above meeting the needs identified in the solicitation, demonstrating significant experience in similar projects and presenting quality control and warranty programs meeting the needs identified. The time of construction proposed by Turner Construction was the shortest (45 days faster than the average).

Of the other six proposers, Key Construction Texas, LLC ranked second in the technical evaluation, but had the highest proposed price and a construction time nearly three months longer than that proposed by Turner Construction. Key Construction's overall weighted score ranked them fifth of the eight.

As the Technical Evaluation Team felt that Turner Construction Company presented the best qualifications for the Data Center project, Purchasing requested a Best and Final Offer from Turner Construction. Turner's new price proposal was third best among the eight.

Per the weighted scoring of the proposals received and evaluated for the subject construction contract summarized above, I recommend award to Turner Construction Company in the amount of \$4,798,000 and 189 days construction time from Notice to Proceed as being the best value to the City of Plano.



## CSP No. 2012-179-B

### CSP FOR TECHNOLOGY SERVICES DATA CENTER – PHASE I – PROJECT NO. 6119

#### RECAP

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**CSP opening Date/Time:** Friday, June 8, 2012 at 3:00 PM

**Number of Vendors Notified:** 1323

**Vendors Submitting “No Bids”:** 0

**Number of Proposals Considered:** 8

J. C. Commercial, Inc.	\$4,677,777
Crossland Construction Company, Inc.	\$4,765,000
Turner Construction Company	\$4,798,000
AUI Contractor, LLC	\$4,849,000
Sedalco, Inc.	\$4,949,000
Bick Group, Inc.	\$4,950,000
MDI Inc. General Contractors	\$5,063,000
Key Construction Texas LLC	\$5,100,000

**Proposals Received - Not Considered:** 0

**Recommended Vendor(s):**

Turner Construction Company	\$4,798,000
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*Dianna Wike*

July 20, 2012

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Dianna Wike, Contract Specialist

# 1117 E. 15th Street (Tech Services)

