

CONSTRUCTION AND FACILITIES REQUEST FORM



7/24/2024

Facilities committee approval date

Date of request 7/23/24

Date needed by 7/24/24

Requester Name and Title Steve E. Rodriguez - Construction Project Manager

Campus/Department IDEA Carver

Organization IDEA Public Schools Texas Select one from the drop down menu

Vendor Name Greco Construction

CO-OP Member Yes No If YES, which one _____

Vendor is a former employee Yes No If YES, last day of employment _____

Will this service provider be on campus when students are present? Yes No

Type of Document Contractor Rankings Other Bid Tab CSP #44

Description of services

CSP #44-CBE-0424 IDEA Carver building envelope based on ranking committee submission: Award contract to GRECO Construction \$893,000.00

Service dates Start date 7/29/24 End date 1/25/25

Amount \$893,000.00

Fund Source 4312-9010-033-0000-00-00-0000-0000-0000
(Account string)

Section I. Board approval required? Yes No If YES, provide date of approval _____

Criteria:

- Above \$250K & not part of a COOP
- Contract funding not originally budgeted for
- Multiyear contract
- Real Estate contract / Rental of space outside our premises
- Public works contracts above \$50K (Facilities & Construction projects)
- Capital assets (CapEx): cost + service/installation above \$5k p/unit basis

Section II. Urgent request Yes No If YES, provide reason and date needed by _____

Section III. Approvals

PMSI/IDEA RM	<u>Sylvia Pena</u> <small>E22909800A3417...</small>	Name and Title	<u>Sylvia Pena</u>	Date	<u>8/12/2024</u>
Facilities	<u>Daniel Garza</u> <small>Signed by: 23B532CC1501463...</small>	Name and Title	<u>Daniel Garza</u>	Date	<u>8/13/2024</u>
Treasury	<u>Andrew Clarence</u> <small>068F0403D3EE45E...</small>	Name and Title	<u>Andrew Clarence</u>	Date	<u>8/13/2024</u>

Bid Tabulation

IDEA Public Schools - CSP#44-CBE-0724

Carver Building Envelope

San Antonio, Texas

Thursday, July 11, 2024

CONTRACTOR	WALTON INC.	GRECO CONSTRUCTION
BID BOND	Yes	Yes
ADDENDUMS	Yes	Yes
BASE BID	\$897,292.00	\$893,000.00

Signed by:

Andrew Clarence

068F0403D3EE45E...

Signed by:

Daniel Garza

23B532CC1501463...

IDEA Senior VP of Financial Planning

Managing Director of Financial Planning & Analysis

IDEA VP of Facilities & Construction

Signed by:

Sylvia Pena

E229799ADFA3417...


IDEA Director of Construction

Signature: 
[Ramon Moreno \(Jul 19, 2024 10:07 CDT\)](#)

Email: ramon.moreno@ideapublicschools.org

Signature: *Mario Morales*


Email: mario.morales@ideapublicschools.org

 CSP #44-CBE-0424 - Ranking Summary Friday, July 19, 2024 9:00 AM																	
CSP# 44-CBE-0424 (Carver Building Envelope)																	
Proposer	Cost Proposal (C-2)	Firm Experience/Key Personnel and Firm Stability/Management (C-1)					Relevant K-12 Work Experience (C-3)					Prior Experience with the Project Team (C-4)					Total Score
Maximum Points	50	40					5					5					100
		SR	DG	RG	RM	MM	SR	DG	RG	RM	MM	SR	DG	RG	RM	MM	
Greco Construction	50	20	16	19	22	21	4	5	3	3	3	0	5	0	1	1	74.60
		19.60					3.60					1.40					
F. W. Walton, Inc.	49.76	13	9	16	20	16	4	2	3	3	3	0	2	0	1	1	68.36
		14.80					3.00					0.80					

CSP #44-CBE-0424 - Ranking Committee Member Signatures:

Ramon

Ramon Moreno (Regional Manager of Facilities & Construction)


[Steve Rodriguez \(Jul 19, 2024 11:43 CDT\)](#)

Steve Rodriguez (Construction Project Manager)

Mario Morales

Mario Morales (Facilities Manager of Campus Facilities)

David Gomez

David Gomez (Construction Project Manager)

Roan G. Gomez, AIA
[Roan G. Gomez, AIA \(Jul 22, 2024 16:21 CDT\)](#)

Roan Gomez (GMS Architects - Architectural Firm)

Bonnibelle Caballero

Bonnibelle Caballero (Procurement Manager)












CSP44-CBE-0424 - Ranking Summary


Final Audit Report

2024-07-22


Created:	2024-07-19
By:	Bonnibelle Caballero (bonnibelle.trejo@ideapublicschools.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEUL-YGHN-DqyoVn_bWknEd4xUHRI0X58

"CSP44-CBE-0424 - Ranking Summary" History

-  Document created by Bonnibelle Caballero (bonnibelle.trejo@ideapublicschools.org)
2024-07-19 - 2:43:09 PM GMT- IP address: 173.174.135.32
-  Document emailed to Ramon Moreno (ramon.moreno@ideapublicschools.org) for signature
2024-07-19 - 2:43:53 PM GMT
-  Email viewed by Ramon Moreno (ramon.moreno@ideapublicschools.org)
2024-07-19 - 3:05:40 PM GMT- IP address: 75.4.99.106
-  Document e-signed by Ramon Moreno (ramon.moreno@ideapublicschools.org)
Signature Date: 2024-07-19 - 3:07:50 PM GMT - Time Source: server- IP address: 75.4.99.106
-  Document emailed to Steve Rodriguez (steve.rodriguez@ideapublicschools.org) for signature
2024-07-19 - 3:07:51 PM GMT
-  Email viewed by Steve Rodriguez (steve.rodriguez@ideapublicschools.org)
2024-07-19 - 4:42:31 PM GMT- IP address: 35.146.235.8
-  Document e-signed by Steve Rodriguez (steve.rodriguez@ideapublicschools.org)
Signature Date: 2024-07-19 - 4:43:05 PM GMT - Time Source: server- IP address: 35.146.235.8
-  Document emailed to Mario Morales (mario.morales@ideapublicschools.org) for signature
2024-07-19 - 4:43:07 PM GMT
-  Email viewed by Mario Morales (mario.morales@ideapublicschools.org)
2024-07-22 - 12:14:14 PM GMT- IP address: 104.47.57.254
-  Document e-signed by Mario Morales (mario.morales@ideapublicschools.org)
Signature Date: 2024-07-22 - 12:14:57 PM GMT - Time Source: server- IP address: 72.131.204.215
-  Document emailed to David Gomez (david.gomez3@ideapublicschools.org) for signature
2024-07-22 - 12:14:59 PM GMT

 Email viewed by David Gomez (david.gomez3@ideapublicschools.org)

2024-07-22 - 12:17:56 PM GMT- IP address: 104.47.56.254

 Document e-signed by David Gomez (david.gomez3@ideapublicschools.org)


Signature Date: 2024-07-22 - 12:18:43 PM GMT - Time Source: server- IP address: 76.184.131.134

 Document emailed to rgg@gmsarchitects.com for signature


2024-07-22 - 12:18:44 PM GMT

 Email viewed by rgg@gmsarchitects.com

2024-07-22 - 12:37:19 PM GMT- IP address: 2.56.189.179

 Signer rgg@gmsarchitects.com entered name at signing as Roan G. Gomez, AIA

2024-07-22 - 9:21:29 PM GMT- IP address: 72.129.170.10

 Document e-signed by Roan G. Gomez, AIA (rgg@gmsarchitects.com)

Signature Date: 2024-07-22 - 9:21:31 PM GMT - Time Source: server- IP address: 72.129.170.10

 Agreement completed.

2024-07-22 - 9:21:31 PM GMT



GMS ARCHITECTS

7/23/2024

Ms. Sylvia Pena
Director of Construction
IDEA Public Schools
2115 W. Pike Blvd.
Weslaco, TX 78596

Dear Ms. Pena:

While preparing the design documents for IDEA Carver Building Envelope - CSP#44-CBE-072, we encountered several discrepancies between the budgeted amounts and the extent of the work from our site visit which needs to be performed for the respective line items.

The line items from the assessment which are revised are:

1. Replace modified bitumen roofing (at all buildings).
 - a. Academy campus was reroofed approximately 4 years ago and is under warranty. The roof leaks reported by the campus are limited to electrical and gas line penetrations and some damaged roof drains.
 - b. College Prep roofing is in good condition but has areas where bubbling are present in the membrane and parapet flashing.
2. Repair leaks at roof transitions at College Prep campus.
 - a. Leak was reported at low to high roof transition near the offices at the NE corner of the building. There is a window above the reported leak location.
 - b. Leak was reported at the roof to wall transition at the NE corner of the courtyard above the Robinson Museum. There is a window above the reported leak location.

During our scope and budget review with IDEA, the agreed path forward was to address the repairs to the roofing needed at both campuses, in lieu of complete replacement. This was to allow for additional funding for the correction of the leaks at the college prep roofing transitions.

Sincerely,

Roan G. Gomez, AIA
Principal

1150 Paredes Line Rd,
Brownsville, TX 78521
P 956.546.0110
F 956.546.0196
www.gmsarchitects.com





GMS ARCHITECTS

7/23/2024

Ms. Sylvia Pena
Director of Construction
IDEA Public Schools
2115 W. Pike Blvd.
Weslaco, TX 78596

Dear Ms. Pena:

The IDEA Review Committee has met to evaluate the proposals for the IDEA Carver Building Envelope - CSP#44-CBE-0724 and offer the following recommendation. Based on the review of the submitted proposals received on 7/11/2024, the committee recommends awarding the contract to Greco Construction, Inc. with acceptance of their base bid proposal amount of \$893,000.00.

If you have any questions, please do not hesitate to contact my office.

/Sincerely,


Roan G. Gomez, AIA
Principal

1150 Paredes Line Rd,
Brownsville, TX 78521
P 956.546.0110
F 956.546.0196
www.gmsarchitects.com





Evaluator Name: Mario Morales
 Proposor Name: Walton

Project Name
 STEP ONE - Complete submission. The overall maximum possible score is 100

EVALUATION CRITERIA		Max Points	Score	TOTAL	Evaluator Comments
Evaluation Criteria 1		40	15.5	15.5	
Firm Experience/Key Personnel and Firm Stability/Management					
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	5		not all provided
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	8		not a lot of detail or dates
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	2.5		only one provided no years associated
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		no information provided
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0		no information provided
Evaluation Criteria 2		Max Points	Score	TOTAL	Evaluator Comments
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	49.76	49.76	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	49.76		highest bidder
Evaluation Criteria 3		Max Points	Score	TOTAL	Evaluator Comments
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	2.5	2.5	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	1		no dates were available
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	0.5		no dated were provided
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	1		
Evaluation Criteria 4		Max Points	Score	TOTAL	Evaluator Comments
Prior Experience with the Project Team		5	1	1	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	1		no details on work being done.
GRAND TOTAL SCORE		100	68.76	68.76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:
 criteria 1 sec. 4-5 no information was provided for a score.

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member (Printed Name): Mario Morales

Committee Member Signature: _____ Mario Morales _____

Date: 7/17/2024

Average of costs provided by offeror

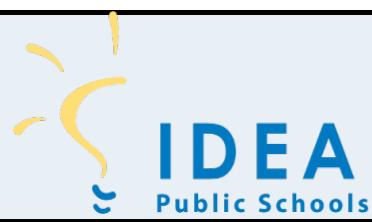
Proposer	Offeror's Proposed Cost	Calculation	Assigned Point Value
Walton	\$897,292.00	\$893,000.00	49.76
Greco Construction	\$893,000.00	\$893,000.00	50.00

CSP#44-CBE-0724	
Vendor	Cost Point Calculation
Walton	49.76
Greco Construction	50.00



Project Name

Proposer	Firm Experience/Key Personnel and Firm Stability/Management	Cost Proposal	Relevant K-12 Work Experience	Prior Experience with the Project Team	Pass/Fail Criteria	Total Score
Maximum Points	40	50	5	5		100
Walton	15.5	49.76	2.5	1		68.76
Greco Construction	21	50	2.5	1		74.5



Evaluator Name
Proposor Name

Project Name

STEP ONE - Complete submission.

EVALUATION CRITERIA

Evaluation Criteria 1		Max Points	Score	TOTAL
Firm Experience/Key Personnel and Firm Stability/Management		40	21	21
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	7	
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	11	
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	3	
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0	
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0	
Evaluation Criteria 2		Max Points	Score	TOTAL
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	50	50
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	50	
Evaluation Criteria 3		Max Points	Score	TOTAL
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	2.5	2.5
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	1	
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	0.5	
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	1	
Evaluation Criteria 4		Max Points	Score	TOTAL
Prior Experience with the Project Team		5	1	1
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	1	
GRAND TOTAL SCORE		100	74.5	74.5

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:

Criteria 1 sec. 4-5 no information provided to score.

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Criteria 2 sec. 1 lowest bidder max score

Committee Member (Printed Name):

Mario Morales

Committee Member Signature:

Mario Morales

7/17/2024



Project Name

Proposer	Firm Experience/Key Personnel and Firm Stability/Management	Cost Proposal	Relevant K-12 Work Experience	Prior Experience with the Project Team	Pass/Fail Criteria	Total Score
Maximum Points	40	50	5	5		100
Walton	9	49.76	2	2		62.76
Greco Construction	16	50	5	5		76

Average of costs provided by offeror

Proposer	Offeror's Proposed Cost	Calculation	Assigned Point Value
Walton	\$897,292.00	\$893,000.00	49.76
Greco Construction	\$893,000.00	\$893,000.00	50.00

CSP#44-CBE-0724	
Vendor	Cost Point Calculation
Walton	49.76
Greco Construction	50.00



Evaluator Name: David Gomez
 Proposer Name: Greco Constru

Project Name

STEP ONE - Complete submission.

The overall

EVALUATION CRITERIA

Evaluation Criteria 1		Max Points	Score	TOTAL	E
Firm Experience/Key Personnel and Firm Stability/Management		40	16	16	
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	2		Some informa organizational
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	12		Some staff m
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	2		Only the pres identified.
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		Requested inf
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0		Requested inf
Evaluation Criteria 2		Max Points	Score	TOTAL	E
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	50	50	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	50		
Evaluation Criteria 3		Max Points	Score	TOTAL	E
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	5	5	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	2		
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	1		
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	2		
Evaluation Criteria 4		Max Points	Score	TOTAL	E
Prior Experience with the Project Team		5	5	5	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	5		
GRAND TOTAL SCORE		100	76	76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member (Printed Name):

Committee Member Signature:

Date:



Evaluator Name David Gomez
 Proposor Name Walton

Project Name

STEP ONE - Complete submission.

The overall maximum possible score is 100

EVALUATION CRITERIA		Max Points	Score	TOTAL	Evaluator Comments
Evaluation Criteria 1					
Firm Experience/Key Personnel and Firm Stability/Management		40	9	9	
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	2		Minimal information was provided.
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	5		Challenges were not described. Staff member were not identified
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	2		Only the present surety company was identified.
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		Requested information was not provided.
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0		Requested information was not provided.
Evaluation Criteria 2					
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	49.76	49.76	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	49.76		
Evaluation Criteria 3					
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	2	2	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	2		Owner's rep information not provided. No experience with Walton.
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	0		
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	0		
Evaluation Criteria 4					
Prior Experience with the Project Team		5	2	2	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	2		Do not know of experience with IDEA.
GRAND TOTAL SCORE		100	62.76	62.76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member (Printed Name):

Committee Member Signature:

Date:

Average of costs provided by offeror

Proposer	Offeror's Proposed Cost	Calculation	Assigned Point Value
Walton	\$897,292.00	\$893,000.00	49.76
Greco Construction	\$893,000.00	\$893,000.00	50.00

CSP#44-CBE-0724	
Vendor	Cost Point Calculation
Walton	49.76
Greco Construction	50.00



Project Name

Proposer	Firm Experience/Key Personnel and Firm Stability/Management	Cost Proposal	Relevant K-12 Work Experience	Prior Experience with the Project Team	Pass/Fail Criteria	Total Score
Maximum Points	40	50	5	5		100
Walton	20	49.76	3	1		73.76
Greco Construction	22	50	3	1		76



Evaluator Name _____
 Proposer Name Greco Constru

Project Name

STEP ONE - Complete submission.

The overall

EVALUATION CRITERIA		Max Points	Score	TOTAL	E
Evaluation Criteria 1					
Firm Experience/Key Personnel and Firm Stability/Management		40	22	22	
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	7		Not all nform
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	12		No challenges
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	3		Only 1 was pr
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		No evidence p
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0		No evidence p
Evaluation Criteria 2					
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	50	50	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	50		Lowest Bid
Evaluation Criteria 3					
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	3	3	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	1		No dates prov
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	1		No dates prov
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	1		
Evaluation Criteria 4					
Prior Experience with the Project Team		5	1	1	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	1		No written de
GRAND TOTAL SCORE		100	76	76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:
 C-1 4&5 No evidence was provided

Provide Justification if Scoring Max Points per Evaluation Criteria Section:
 C-2 -1 Lowest Bid

Committee Member (Printed Name): Ramon Moreno

Committee Member Signature: Ramon Moreno

Date: 7/16/2024



Evaluator Name	
Proposer Name	Walton

Project Name
STEP ONE - Complete submission. The overall maximum possible score is 100

EVALUATION CRITERIA		Max Points	Score	TOTAL	Evaluator Comments
Evaluation Criteria 1					
Firm Experience/Key Personnel and Firm Stability/Management		40	20	20	
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	7		Not all information was provided
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	10		no dates, challenges or approach was articulated
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	3		1 provided no years associated
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		none provided
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0		none provided
Evaluation Criteria 2					
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	49.76	49.76	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	49.76		Highest Bid
Evaluation Criteria 3					
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	3	3	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	1		no dates provided
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	1		no dates provided
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	1		
Evaluation Criteria 4					
Prior Experience with the Project Team		5	1	1	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	1		
GRAND TOTAL SCORE		100	73.76	73.76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:
 C-1 4&5 No edvidence provided

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member : Ramon Moreno

Committee Member Signature: Ramon Moreno

Date: 7/16/2024



Project Name

Proposer	Firm Experience/Key Personnel and Firm Stability/Management	Cost Proposal	Relevant K-12 Work Experience	Prior Experience with the Project Team	Pass/Fail Criteria	Total Score
Maximum Points	40	50	5	5		100
Walton	16	49.76	3	0		68.76
Greco Construction	19	50.00	3	0		72

Average of costs provided by offeror

Proposer	Offeror's Proposed Cost	Calculation	Assigned Point Value
Walton	\$897,292.00	\$893,000.00	49.76
Greco Construction	\$893,000.00	\$893,000.00	50.00

CSP#44-CBE-0724	
Vendor	Cost Point Calculation
Walton	49.76
Greco Construction	50.00



Evaluator Name GMS Architects
 Proposor Name Walton

Project Name

STEP ONE - Complete submission.

The overall maximum possible score is 100

EVALUATION CRITERIA

Evaluation Criteria 1		Max Points	Score	TOTAL	Evaluator Comments
Firm Experience/Key Personnel and Firm Stability/Management		40	16	16	
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	3		
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	8		
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	5		
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0		
Evaluation Criteria 2		Max Points	Score	TOTAL	Evaluator Comments
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	49.76	49.76	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50			
Evaluation Criteria 3		Max Points	Score	TOTAL	Evaluator Comments
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	3	3	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2			
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1			
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2			
Evaluation Criteria 4		Max Points	Score	TOTAL	Evaluator Comments
Prior Experience with the Project Team		5	0	0	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5			
GRAND TOTAL SCORE		100	68.76	68.76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:

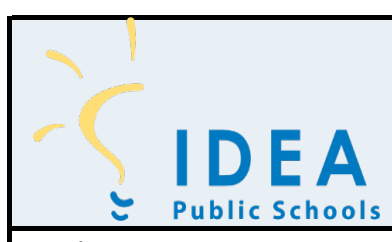
Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member (Printed Name):

Roan Gomez, AIA

Committee Member Signature: _____

Date: 7/16/2024



Evaluator Name: GMS A
 Proposor Name: Greco C

Project Name

STEP ONE - Complete submission.

EVALUATION CRITERIA		Max Points	Score	TOTAL
Evaluation Criteria 1				
Firm Experience/Key Personnel and Firm Stability/Management		40	19	19
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	4	
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	10	
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	5	
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0	
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5	0	
Evaluation Criteria 2		Max Points	Score	TOTAL
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	50	50
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50		
Evaluation Criteria 3		Max Points	Score	TOTAL
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	3	3
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2		
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1		
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2		
Evaluation Criteria 4		Max Points	Score	TOTAL
Prior Experience with the Project Team		5	0	0
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5		
GRAND TOTAL SCORE		100	72	72


Provide Justification if Scoring 0 Points per Evaluation Criteria Section:
 No information provided

Provide Justification if Scoring Max Points per Evaluation Criteria Section:
 Lowest Price

Committee Member (Printed Name):
 Roan Gomez, AIA

Committee Member Signature: _____

7/16/2024

					
Project Name					
Proposer	Firm Experience/Key Personnel and Firm Stability/Management	Cost Proposal	Relevant K-12 Work Experience	Prior Experience with the Project Team	Total Score
Maximum Points	40	50	5	5	100
Walton	13	49.76	4	0	66.76
Greco Construction	20	50	4	0	74

Average of costs provided by offeror

Proposer	Offeror's Proposed Cost	Calculation	Assigned Point Value
Walton	\$897,292.00	\$893,000.00	49.76
Greco Construction	\$893,000.00	\$893,000.00	50.00

CSP#44-CBE-0724	
Vendor	Cost Point Calculation
Walton	49.76
Greco Construction	50.00



Evaluator Name	Steve Rodriguez
Proposor Name	Walton

Project Name
STEP ONE - Complete submission. The overall maximum possible score is 100

EVALUATION CRITERIA		Max Points	Score	TOTAL	Evaluator Comments
Evaluation Criteria 1					
Firm Experience/Key Personnel and Firm Stability/Management		40	13	13	
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	3		No Org chart provided - only resumes of President & VP
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	8		List provided but no background or staffing info
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	2		One compnay listed (bid bond)
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		No information provied
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5			No information provided
Evaluation Criteria 2					
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.		50	49.76	49.76	
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	49.76		
Evaluation Criteria 3					
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.		5	4	4	
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	2		
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	1		Owner info provied
3	Recent experience and experience of the proposed project team will receive highest consideration. (Maz 2 points)	2	1		Not familiar with this Contractor
Evaluation Criteria 4					
Prior Experience with the Project Team		5	0	0	
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	0		No projects with IDEA or GMS listed
GRAND TOTAL SCORE		100	66.76	66.76	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member (Printed Name): Steve E. Rodriguez

Committee Member Signature: _____

Date: 7/18/24



Evaluator Name: Steve E. Rodri
 Proposer Name: Greco Constr

Project Name

STEP ONE - Complete submission.

The overall

EVALUATION CRITERIA		Max Points	Score	TOTAL	
Evaluation Criteria 1		40	20	20	
Firm Experience/Key Personnel and Firm Stability/Management					
1	Organizational chart for your proposed management team. The proposed team will be evaluated based on their relevant experience and qualifications. Include, at a minimum, the name of the principal-in-charge for the firm as well as the following staff: project manager (primary decision maker), superintendent(s), project engineer, and safety manager. The safety manager may have other roles, such as project superintendent or project manager, but must be on-site full time. Staffing strength is significant to IDEA Public Schools and changes to proposed staff (or staff options) without the prior approval of IDEA Public Schools may be grounds for termination prior to construction phase services. (Max 10 points)	10	5		Org Chart no
2	Provide information on a minimum of five projects of comparable type, size, and quality that your firm has completed in the last five years. Identify similar challenges and describe your approach. Regarding these projects, identify which staff members were on the featured projects, along with names and contact information for the related Owner and Architect (Max 15 points)	15	12		Provided list o
3	Provide the number of Surety companies that your company has engaged over the last 2 years, the name(s) of the Surety company, and the number of years that your firm has consistently engaged the Surety company(ies). (Max 5 points)	5	3		Only one prov
4	Describe how your firm's quality control team will measure the quality of construction and commissioning and how will you address non-conforming work. (Max 5 points)	5	0		info not provi
5	Describe your firm's warranty service support philosophy and your approach to warranty service implementation. (Max 5 points)	5			Info not provi
Evaluation Criteria 2		50	50	50	
Cost Proposal: Price and total long-term cost to IDEA to acquire goods and/or services.					
1	Points will be awarded based on Offerors' ratio to the lowest price received. Points will be awarded based on the following formula: Lowest Bid / Proposer's Bid x 50 = Points Received. As an example, the sample scoring matrix is provided on CPC Tab. (Max 50 points)	50	50		
Evaluation Criteria 3		5	4	4	
Relevant K-12 Work Experience: The Proposal explains background information for working with secondary institutions without disrupting children's classrooms.					
1	K-12 school construction projects completed or underway over the past ten years. (Max 2 points)	2	1		Project list pr
2	Contact information for the owner's representative for all projects completed in the last five years. (Max 1 point)	1	1		Provided
3	Recent experience and experience of the proposed project team will receive highest consideration. (Max 2 points)	2	2		Provided projec
Evaluation Criteria 4		5	0	0	
Prior Experience with the Project Team					
1	Provide details of all projects completed with the client and/or design team. (Max 5 points)	5	0		No projects w
GRAND TOTAL SCORE		100	74	74	

Provide Justification if Scoring 0 Points per Evaluation Criteria Section:

Provide Justification if Scoring Max Points per Evaluation Criteria Section:

Committee Member (Printed Name): Steve E. Rodriguez

Committee Member Signature:

Date: 7/18/24