



**GOVERNING BOARD AGENDA ITEM FORM  
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

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**DATE OF MEETING:** May 8, 2012

**TITLE:** Approval of Bond-Related Projects

- 2. Award of Contract for Construction Manager at Risk for Facility Improvements to Holaway Elementary School Based on Responses to Request for Qualifications (RFQ) 11-0039**

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**BACKGROUND:**

The Arizona Administrative Code R7-2-1116 covers the procurement of construction using alternate delivery methods. Alternate delivery methods for construction are defined as: construction manager at risk, design build and job order contracting services. The Governing Board at their September 6, 2012 meeting approved the use of a construction manager at risk alternate delivery method for new construction and facility renovation at Holaway Elementary School 3500 N. Cherry Avenue Tucson, AZ 85719. Work to include, as defined by the Amphitheater Blue Ribbon Budget Analysis & Facilities Committee May 2007 Report, construction of new classrooms to replace aging portable buildings, ADA compliant restrooms and Cat 6 Cabling.

Request for Qualifications (RFQ) 11-0039 was issued to general contractors (contractors) registered with the Purchasing Department and posted to the District's Web site. Eight contractors responded. The Amphitheater Evaluation Team ranked each contractor based on the evaluation criteria listed in the RFQ. The four highest ranked contractors were asked to meet with the Evaluation Team. A meeting agenda was provided to each contractor. Please see the attached evaluation criteria.

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**RECOMMENDATION:**

The Governing Board shall determine Diversified Design & Construction, Inc. as the highest qualified firm and shall authorize the Administration to negotiate compensation, including fee for construction of the project, general conditions to be charged during construction and fee for pre-construction services, as well as other contract terms the Administration determines to be fair and reasonable.

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**INITIATED BY:**

*Scott Little*

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**Scott Little, Chief Financial Officer**

**Date: April 30, 2012**

*Vicki Balentine*

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**Vicki Balentine, Ph.D., Superintendent**

## AMPHITHEATER RFQ EVALUATION TEAM

The Evaluation Team consisted of six members, five Amphitheater staff and two outside professionals: Chris Louth, Bond Projects Manager, Brian Nottingham, Assistant Bond Projects Manager, Monica Nelson, Chief Academic Officer, Michelle Goodman, Assistant Principal Walker K-8 School, Deborah Garcia, Instructional Support La Cima Middle School, Nathan Kappler, KapCon Construction and Mark Ballard, Swaim Associates Architects.

## EVALUATION PHASE 1

The Evaluation Team reviewed eight submittals based on the evaluation criteria stated in the RFQ and listed below.

### COMPANY QUALIFICATIONS (40%)

Responding contractors to provide the following:

- 1) any deficiency orders issued against the general contractor by the Arizona Registrar of Contractors within the last three years
- 2) any current unresolved bond claims against the prospective contractor
- 3) any judgments or liens against the proposed contractor within the past three years
- 4) current bonding availability and capacity
- 5) any filing under the United States Bankruptcy Code, assignments for the benefit of creditors, or other measures taken against creditors in the past three years
- 6) current project workload
- 7) safety record and worker's compensation rate
- 8) contractors material suppliers project team, key members, training & qualifications
- 9) contractor's capabilities and qualifications to provide the scope of work required

### RECENT PROJECTS (40%)

Responding contractors are to provide a description of each project not to exceed three pages in length to include:

- 1) owner name and phone number
- 2) project superintendent name and resume
- 3) project construction schedule actual vs. projected
- 4) method of approach to include subcontractor plan
- 5) method of approach to include safety plan
- 6) project safety record
- 7) project location
- 8) description of construction challenges and how addressed
- 9) CM@R alternate project delivery method if utilized and the positives & negatives if any

## EMPLOYEE QUALIFICATIONS (20%)

- 1) the construction superintendent to be assigned, their qualifications to complete the required scope of work, their resume, time with the company, list of similar projects completed to include a description of the project, the location(s), the owner's name & phone number and contractor, key members, education, training and qualifications

A contractor could receive a maximum of 100 points from each evaluator or six hundred points total based on the number of evaluators. Please see below.

General Contractor	Total Points
Lloyd	604
Core	597
Diversified	564
D.L. Withers	543
BFL	533
Concord	530
Sletten	514
Camwest	381

## EVALUATION PHASE TWO

The four highest scoring contractors were invited to meet with the Evaluation Team. A meeting agenda was provided asking each contractor to cover the following:

### Construction Manager at Risk:

Considerable resources are needed to efficiently and timely support the owner and architect in creating a design leading to a guaranteed maximum price (GMP). Define your companies roll in pre-construction services. What resources will you commit to the pre-construction services at Holaway Elementary School?

### Site Superintendent:

A typical day, describe a typical day on construction site, occupied campus, K-12 elementary school. What routine do you follow? Where are the areas of concern? How do you communicate with subcontractors, suppliers, school staff, and your company management? What resources does your company provide to support their site personnel?

### Cabling:

The campus of Holaway Elementary School will be re-cabled with Cat 6 Cable. Cabling an existing building, occupied site, poses special challenges. Walk the evaluation team through an installation, the challenges and how addressed. If successful who (what person) on the Holaway site will be responsible for the cabling work?

Safety:

Safety may have been addressed by the site superintendent previously, but it deserves repeating. Drill down on safety, what tools will be utilized to assure a safe working environment for all individuals at Holaway School?

Why You:

Why your Company for the major renovation and new construction at Holaway Elementary School?

Evaluation Team Questions:

The Evaluation Team recorded their observations regarding each contractor's response to the agenda items provided and their answers to the questions asked. The Evaluation Team then met and reviewed each contractor's presentation. Diversified Design & Construction was ranked first place, Core Construction second, Lloyd Construction third and D. L. Withers fourth.

Diversified Design & Construction set the tone for their presentation early stating three priorities for the work required; the first being safety, the second quality work and the third production, completing the work timely. Their Site Superintendent has thirty years experience in construction, fourteen with their company. A priority is the daily site safety meetings. Cat 6 Cabling is a part of the scope of work to be completed at Holaway Elementary School. They spoke of the work for two television stations and two radio stations, re-cabling entire facilities while keeping the stations operational. The company President Larry Lang will be the single point of contact for pre-construction services through project closeout. Mr. Lang will also be the Pre-construction Services Manager. Mr. Lang told the Evaluation Team, if selected his company would work hard to build a project to provide a clean and safe place for Amphitheater kids to learn. Diversified Design & Construction has completed eighty-three K-12 construction projects, 50% being construction manager at risk alternate delivery method.

The Evaluation Team then voted to recommend Diversified Design & Construction to the Governing Board as the highest qualified firm for the new construction & facility renovation work to be completed at Holaway Elementary School.