

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

DATE OF MEETING: September 6, 2011

TITLE: Approval of Bond Related Projects

2. Award of Contract for New Construction & Facility Improvements to Amphitheater Middle School Based on Responses to Request for Qualifications (RFQ) 10-0093
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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 July 5, 2011 meeting approved the use of a construction manager at risk alternate delivery method for site improvements at Amphitheater Middle School to include six new classrooms, a renovated kitchen, cafeteria, gymnasium, locker room, nurses office, and administration building, technology upgrades/ cabling requirements and security fencing.

Request for Qualifications (RFQ) 10-0093 was issued to general contractors (contractors) registered with the Purchasing Department and advertised in the Legal Section of the *Territorial Newspaper*. Eight contractors responded. The Amphitheater Evaluation Team ranked each contractor based on the evaluation criteria listed in the RFQ. The three highest ranked contractors were asked to meet with the Evaluation Team. A meeting agenda was provided to each contractor.

RECOMMENDATION:

The Administration requests that the Governing Board determine Core Construction Company 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.

INITIATED BY:



Doug Aho, Executive Manager Operational Support

August 29, 2011



Vicki Balentine, Ph.D., Superintendent

AMPHITHEATER RFQ EVALUATION TEAM

The Evaluation Team consisted of five members, three Amphitheater staff and two outside professionals; Chris Louth, Bond Projects Manager, Brian Nottingham, Assistant Bond Projects Manager, Tassi Call, Principal Amphitheater Middle School, Robin Shambach, BWS Architects and Larry Lang, Diversified Design & Construction.

EVALUATION PHASE 1

The Evaluation Team reviewed nine 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 with 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 to provide five recent examples of work similar to the scope of work required this Request for Qualifications. 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
- 10) subcontractor selection plan used

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 five hundred points total based on the number of evaluators. Please see below.

General Contractor	Total Points
Core	393
Lloyd	389
O'Neil	386
Concord	371
DL Withers	354
Adolfson & Peterson	314
Sletten	311
M Greenberg	239

EVALUATION PHASE TWO

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

Pre-Construction Services CM@R:

The goal of preconstruction services is to provide the Amphitheater Governing Board with a project design to meet the 'system program elements' required in the May 2007 Amphitheater Facilities Assessment. Define your roll in this process. Provide relevant examples of pre-construction services provided, the challenges, solutions, and resources brought to bear.

Superintendent:

Your process for site management: Walk us through a typical day. How do you communicate with the design team, with the trades, keep the site clean, address safety, etc.?

An active school site provides challenges including the security of the job site before and after hours, the welfare of the students & staff and the culture of the site; language, smoking, etc. How do you manage these challenges?

Your Team:

What special strengths does your team bring to the project, what sets your company apart?

Questions 15 minutes:

AWARD DETERMINATION

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. Core Construction was ranked first place, followed by Lloyd Construction and W. E. O'Neil.

Core spoke to the Evaluation Team of obtaining best value by providing accurate estimates. Working with the owner and architect, each bring their expertise to the table looking for savings at every opportunity to provide the most building for every dollar spent. Their pre-construction presentation was very effective. They explained how a construction time line may be dramatically improved when cost estimates are accurate, options made available, comprehensive scheduling provided and strong subcontractor relationships maintained. Their team covered constructability analysis, enumeration of documents, variance reports, unit cost analysis, a living estimate and their project management expertise.

The majority of Core Construction's work is school construction on occupied campuses. They spoke of a full time flagman for the site, a perimeter fence check daily, an online warranty program and after hour's supervision for any sub-contractor working late.

Core's presentation effectively communicated to the Evaluation Team their expertise and demonstrated knowledge in the construction manager at risk process. Their expertise & knowledge would provide the District with a project, providing maximum scope per dollar spent, completed on time and on budget.

The Evaluation Team then voted to recommend Core Construction Company to the Governing Board as the highest qualified firm for the new construction and facility renovation work to be completed at Amphitheater Middle School.