

CM at Risk RFQ 130530

June 25, 2013

SUMMARY:

This item requests the approval of RFQ 130530 for CM at Risk for future construction.

BOARD GOAL:

VI. Growth, Change & Fiscal Responsibility... demonstrate effective and efficient management of district resources.

PREVIOUS BOARD ACTION:

None

BACKGROUND INFORMATION:

The Construction Manager at Risk will serve future construction Projects. A total of 10 responses were received by Adolfsen & Peterson, Balfour Beatty, Buford-Thompson, Cadence McShane, Joeris, Lee Lewis, NorthStar, Pogue, Satterfield & Pontikes and Steele & Freeman. The district chose to use the 2-step RFQ process for selection. For a two-step process, fees and prices may not be requested in the first step. The proposers submit a response in step one, and the district ranks them based upon criteria outlined by the district (Proposer's experience and reputation, Quality of Goods and Services, HUB certified, Proposer's Safety Record, Proposer's Personnel, Financial Capability, and Any other relevant information). By law, after the step 1 ranking, the district may choose up to 5 proposers to interview for step 2. In step 2, at the time of the interview, the proposer submits fees and general conditions.

SIGNIFICANT ISSUES:

A committee consisting of Kathy Arrington, Purchasing Agent, Alyce Hamman, Purchasing Buyer, Debbie Monschke, Assistant Superintendent of Administrative Services, Mike Mattingly, Assistant Superintendent for Curriculum, Kathy Lawson, Bond Committee member, Amy Foster, Bond Committee member, Paul Address, Executive Director of Operations and Glen Martin, Construction Coordinator met to rank the proposers for step 1. The following rankings were given: 1 – Balfour Beatty, 2- Joeris, 3 – Pogue, 4 – Adolfsen & Peterson, 5 – Lee Lewis and Satterfield and Pontikes, 6 – Cadence McShane, 7 – Buford-Thompson and NorthStar and 8 – Steele & Freeman. The committee chose to interview the top 4 ranked proposers.

The committee for step 2 interviews consisted of Kathy Arrington, Purchasing Agent, Alyce Hamman, Purchasing Buyer, Debbie Monschke, Assistant Superintendent of Administrative Services, Dr. Wilson, Superintendent, Kathy Lawson, Bond Committee member, Amy Foster, Bond Committee member, Paul Address, Executive Director of Operations, Glen Martin, Construction Coordinator, and Ernie Stripling, Technology Information Officer. The committee met following the interviews and ranked the 4 proposers based upon the fees and general conditions submitted. The final rankings were as follows: Balfour Beatty 1st with a total of 98 points, Joeris 2nd with a total of 92 points, Adolfsen & Peterson 3rd with a total of 91 points, Pogue 4th with a total of 90 points.

FISCAL IMPLICATIONS:

Fees and general conditions will be paid from respective construction budgets.

BENEFIT OF ACTION:

Passage will provide construction services for future construction projects.

PROCEDURAL AND REPORTING IMPLICATIONS:

None.

PUBLIC COMMENT RECEIVED:

Two 2013 Bond Citizens Advisory Committee members participated in the selection process.

ALTERNATIVES:

None

OTHER COMMENTS:

None

SUPERINTENDENT'S RECOMMENDATION:

It is recommended that the RFQ submitted by Balfour Beatty be accepted.

STAFF PERSONS RESPONSIBLE:

Debbie Monschke, Assistant Superintendent of Administrative Services
Kathy Arrington, Purchasing Agent
Alyce Hamman, Purchasing Buyer
Paul Andress, Executive Director of Operations
Glen Martin, Construction Coordinator

ATTACHMENT:

Bid Ranking and Tabulation

APPROVAL:

Signature of Staff Member Proposing Recommendation: _____

Signature of Divisional Assistant Superintendent: _____

Signature of Superintendent: _____