

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

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**DATE OF MEETING:** May 18, 2010

**TITLE:**       **Approval of Bond Related Projects**  
              1) **Award of Contracts (for) Nash Elementary School & Walker Elementary School for New Construction and Renovation based on Request for Qualifications RFQ 09-0074**

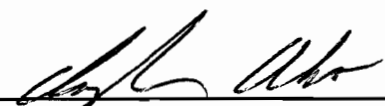



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**BACKGROUND:** The Arizona Administrative Code R7-2-1116 covers the procurement of construction using alternate delivery methods. Alternate delivery methods for construction are defined as; construction manager at risk, design build and job order contracting services. The Governing Board at their January 12, 2010 meeting approved the use of a construction manager at risk alternate delivery method at both schools. The work required at Nash Elementary and Walker Elementary as defined in the Amphitheater Blue Ribbon Budget Analysis & Facilities Committee May 2007 Summary & Recommendation Report includes: construction of new classroom buildings, reconfiguring & expanding library facilities, kitchen reconfiguration with new equipment, modernizing restrooms to ensure ADA compliance and campus security fencing. RFQ 09-0074 was issued on April 5, 2010 with a due date of April 23, 2010. A Notice of Request for Qualifications for Construction Manager at Risk was advertised in the Legal Section of the *Territorial Newspaper*. Twelve general contractors, (contractors) responded to the RFQ. The Amphitheater Evaluation Team ranked each responding 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.

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**RECOMMENDATION:** The Governing Board shall 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. If for any reason the Administration is unable to negotiate a satisfactory contract with the highest qualified firm the Administration may then enter into negotiations with the second highest qualified firm.

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<p><b>INITIATOR:</b>                      <b>Signature</b></p> <p><b>ASSOC. SUPERINTENDENT SIGNATURE:</b> <b>SIGNATURE:</b> _____</p>	<p>Doug Aho, Executive Manager Operational Support 05/11/10</p> <hr/> <table border="0" style="width:100%"><tr><td style="width:60%;"><b>Name/Title</b></td><td style="width:40%;"><b>Date</b></td></tr><tr><td><b>SUPERINTENDENT</b> </td><td></td></tr></table>	<b>Name/Title</b>	<b>Date</b>	<b>SUPERINTENDENT</b> 	
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## AMPHITHEATER RFQ EVALUATION TEAM

The Evaluation Team consisted of five members, three Amphitheater staff members and two outside professionals; Chris Louth, Manager Bond Projects, Tom Jacobs, Senior Accountant, Christine Sullivan, Principal La Cima Middle School, Mark Bollard, AIA, Swaim Associates Architects and Richard Burkel, R.W. Burkel Contracting.

### EVALUATION PHASE 1

The Evaluation Team reviewed each contractor's submittal based on the three evaluation criteria stated in the RFQ and listed below.

#### COMPANY QUALIFICATIONS (40 Points Possible)

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) contractors capabilities and qualifications to provide the scope of work required

#### RECENT PROJECTS (40 Points Possible)

Responding contractors to provide their 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) school principal name and phone number
- 3) project superintendent name and resume
- 4) project construction schedule actual vs. projected
- 5) method of approach to include subcontractor plan
- 6) method of approach to include safety plan
- 7) project safety record
- 8) project location
- 9) description of construction challenges and how addressed
- 10) CM@R alternate project delivery method if utilized and the positives & negatives if any
- 11) subcontractor selection plan used

## EMPLOYEE QUALIFICATIONS (20 Points Possible)

- 1) construction superintendent to be assigned to each site, Nash Elementary School and Walker Elementary School, 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 the school principal's name & phone number
- 2) contractor key members, education, training and qualifications

The Evaluation Team ranked the responding contractors from high to low. Core Construction was ranked the highest.

### **General Contractor**

**Core**  
**Lloyd**  
**Concord**  
**D.L. Withers**  
**Diversified**  
**T.L.Roof**  
**McCarthy**  
**Adolfson & Peterson**  
**M.Greenberg**  
**Norguay**  
**Chestnut**  
**EEC (no bid)**

## EVALUATION PHASE TWO

The four highest scoring contractors were invited to meet with the Evaluation Team. Each contractor was asked to limit the number of attendees to four to include the site superintendent who would be assigned to each school, the project manager and the pre-construction services manager. A meeting agenda was provided to each contractor covering four aspects of CM@R construction.

### **Project Manager:**

Walk the evaluation team through a previous K-12 project on an occupied campus which included new construction as well as major renovation of existing facilities. What challenges did the project present and how were they addressed?

### **Pre-Construction Services Manager:**

The present economy has impacted subcontractors. Many are closing their doors causing considerable challenges for general contractors. Walk the evaluation team through your subcontractor selection process. How do you protect the District while selecting the best subcontractors?

Site Superintendent:

Superintendents need to communicate on many different levels. How do you organize your job site to encourage good communication internally within the site and externally to the owners, neighborhoods, etc.?

Site Superintendent:

Providing a safe work environment is a primary responsibility for a site superintendent. How do you organize your job site to promote a safe and efficient work environment?

The Evaluation Team asked each contractor follow up questions to include, subcontractor selection, site communication, continuous improvement and community service.

The Evaluation Team then recorded their observations regarding each contractor's response to the agenda items provided and their answers to the questions asked.

#### Core Construction:

Core will provide a website in the public domain updated on a regular basis to allow parents, students, teachers and the general public to follow construction progress at both schools. Core offered a program to monitor subcontractor badge usage to assure only those workers required to be on the job receive badges. The cost per badge is \$75. Core also collects badges at the end of the project and returns them to the District. The pre-construction services person did an excellent job defining pre-construction services with good examples of cost control. The Evaluation Team liked the approach Core recommended utilizing the same subcontractors on both projects accomplished by staggering the schedule between sites. Core's Warranty Department is online and able to accept warranty concerns from any networked computer. The site enters the information and flags the warranty request as to the urgency for repair. The request is immediately acknowledged.

#### Lloyd Construction

Lloyd Construction has an excellent 'Safety First' hand out to be provided to all students, parents, teachers and school staff. The Evaluation Team was impressed with the qualifications of their two superintendents and the fact that all workers wore bright shirts. Their team had good synergy and spoke of strong front office support. Lloyd has the ability to assist subcontractors as needed with company labor assuring the work stays on schedule.

## D.L. Withers

D.L. Withers would provide signage formatted to grade level so safety & warning signs would be understood by all students. Their safety program was strong offering a 'living document', a visual safety plan. The Evaluation Committee liked their past experience and how they would phase the work to reduce the impact to the school, students and staff. The fact that their site superintendents were the first on the job site and last off at the end of the day was appreciated by the Evaluation Team.

## Concord Construction

Concord provided a good example of integrating the construction calendar into the schools calendar. They provided an excellent handout, *The Foreman's Pamphlet* providing primary contact names and phone numbers, and covering safety meetings, site safety plan, inspections, site access, do's and don'ts, etc. Superintendents were rated well.

## EVALUATION TEAM RECOMMENDATION

The Evaluation Team has determined Core Construction Company is the highest qualified contractor responding to Amphitheater Schools RFQ 09-0074. Core Construction and Lloyd Construction were ranked numbers one and two followed by D. L. Withers and Concord General Contracting numbers three and four.