



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

DATE OF MEETING: September 6, 2011

TITLE: Approval of Bond Related Projects

1. Award of Contract for New Construction & Facility Improvements to Canyon del Oro High School Based on Responses to Request for Qualifications (RFQ) 10-0092

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 Canyon del Oro High School which include two new classrooms, a renovated kitchen & multi-purpose room, ADA compliant restrooms, locker room upgrades, technology cabling requirements, security fencing and building access needs.

Request for Qualifications (RFQ) 10-0092 was issued to general contractors (contractors) registered with the Purchasing Department and advertised in the Legal Section of the *Territorial Newspaper*. Nine 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 Lloyd Construction Company as the highest qualified firm and 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, Marsha Volpe, Principal Canyon del Oro High School, Mark Bollard, Swaim Associates Architects and Bill Ford, Barker Morrissey Contracting.

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
Concord	382
Lloyd	382
DL Withers	366
Core	357
WE O'Neil	350
Adolfson & Peterson	310
Sletten	359
M Greenberg	275
SQP	143

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:

Constructability issues, reviewing the technical aspects of the work required, the collaboration required, asking the architect have you thought of this? How due you communicate pre-construction information to the site superintendent? Who will be active in the design phase, phasing the work required? Give us relevant examples of your company as an active participant in the pre-construction process, the challenges addressed and solutions provided.

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. Lloyd Construction was ranked first place, followed by DL Withers and Concord. Lloyd Construction spoke of the fourteen previous school construction projects complete with Swaim Associates, the architect firm selected for the CDO work. They talked about bringing their sub-contractors in early in pre-construction to tap their expertise, having them assist in site discovery, pot holing, etc., and paying them for the work. They would speak to the Facilities Support Services maintenance staff and school custodians about electrical & plumbing work completed which may or may not be shown on the as builts. They understood the concept of 21st Century Classrooms and the need to facilitate the JTED Construction Trades Class in their understanding of the scope of work being completed at their school and how implemented. They spoke of neighborhood tours and Web site updates. The Lloyd Project Superintendent Tim Shute has been with the company forty years. When asked if there is a problem on the site after hours who gets the phone call. He said, he receives the first call and every member of the project team is notified including Brad and Bill Lloyd. He is the first person on the site in the morning and the last to leave the site at night. He provides directional signage for the staff and students. Lloyd Construction has forty skill tradespersons on salary who will fill in if necessary if a sub-contractor requires assistance. Every person on the site will wear an orange or yellow shirt and attend weekly safety meeting.

There was an enthusiasm on the part of the Lloyd Team. They acknowledged the work required would be challenging but it is exactly the type of work their team excels at.

The Evaluation Team then voted to recommend Lloyd Construction Company to the Governing Board as the highest qualified firm for the new construction and facility renovation to be completed at the Canyon del Oro High School.