

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

DATE OF MEETING: May 10, 2011

TITLE: Approval of Bond-Related Projects

- 1. Award of Contract for Construction Facility Renovation for Amphitheater Transportation Department Based on Responses to Request for Qualifications 10-0047**
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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 February 22, 2011 meeting approved the use of a construction manager at risk alternate delivery method for converting the current metal Facility Support Services Building located at 200 E. Roger Road to Transportation Department use, ADA compliant restrooms, support staff office space and driver training rooms. Site improvements include paved parking, landscaping and perimeter fencing, as defined in the Amphitheater Blue Ribbon Budget Analysis & Facilities Committee May 2007 Report.

Request for Qualifications (RFQ) 10-0047 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 five highest ranked contractors were asked to meet with the Evaluation Team. Please see the attached evaluation criteria.


RECOMMENDATION: The Administration recommends that the Governing Board designate D.L. Withers Construction 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 a 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

May 2, 2011



Vicki Balentine, Ph.D., Superintendent

AMPHITHEATER RFQ EVALUATION TEAM

The Evaluation Team consisted of six members, four Amphitheater staff and two outside professionals; Chris Louth, Bond Projects Manager, Brian Nottingham, Assistant Bond Projects Manager, Ernie Galaz, Principal Holaway Elementary School, Marc Lappitt, Director Transportation, Dino Sakellar, Sakellar Associates Architects and Ben Olson, Heery International.

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 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) contractor's material suppliers project team
- 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 six hundred points total based on the number of evaluators. Please see below.

General Contractor	Total Points
Concord	484
Diversified	477
Core	470
Lloyd	462
D.L. Withers	444
Norquay	362
M. Greenberg	359
Chestnut Construction	275

EVALUATION PHASE TWO

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

1) Pre-Construction Services CM@R:

Tell us about your pre-construction services department, the staff and the tools available for arriving at a GMP. What do you bring to the table? What are your expectations of the architect, owner?

2) Metal Building Renovation:

Walk us through a metal building renovation completed by your company, a renovation to provide a new functional space. What were the challenges and how were they addressed? What features made the renovated building 'special'?

3) Constricted Work Site, Neighborhood Concerns, Heavy Vehicle Traffic, etc.:

Select one construction project where these challenges were present and how they were addressed/ mitigated.

4) Your Team:

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

Evaluation Team: Questions 15 minutes

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. D.L. Withers was ranked first place, Concord second, Diversified third, Lloyd fourth and Core fifth.

D.L. Wither received very high rankings in a number of areas. D.L. Withers presented a clear understanding of potential neighbor concerns and offered a number of solutions to

mitigate the impact of the Transportation Department renovation work on the multi-use neighborhood surrounding the site. D.L. Withers spoke of working successfully to construct a new metal building tied into existing metal buildings at a manufacturing plant, phasing the work so production was not impacted. Another project referenced was the Sun Tran Maintenance & Operations Facility adjacent to I-10 and Prince Road which is nearing completion. The challenges addressed were the lack of lay down areas, neighborhood concerns, security, safety - scheduling around bus maintenance operations, discovery of utility corridors not included on the as-built plans provided. They talked about scheduling long lead time items early, metal building roof penetrations, subcontractor review during pre-construction, asphalt verses concrete paving and the advantages of each. The D.L. Withers personnel responsible for the Transportation Department facility renovation, David Bradley, Senior Project Manager, Jill Donovan, Project Manager, Scott Brotherson, Chief Estimator/ Pre-construction Services and Louis McAllister, Project Superintendent presented well, working as a team to providing relevant examples of similar work successfully completed. One evaluator stated, "they set to bar" regarding their teams experience and demonstrated ability to complete the work required.

The Evaluation Team voted to recommend D. L. Withers Construction to the Governing Board as the highest qualified firm for the facility renovation work to be completed at the Amphitheater Transportation Department.