



Agenda Item Details

Meeting	Mar 08, 2023 - Regular Meeting
Category	6. CONSENT AGENDA
Subject	F. RFP 16-2223; General Contractor/Construction Manager for the Adams Elementary School Project
Type	Action (Consent)

Recommendation:

Approve award and issuance of a contract to Garco Construction for the General Contractor as Construction Manager (GC/CM) services on the Adams Elementary School Replacement Project.

Background:

The GC/CM process is an alternative public works construction process, in lieu of the traditional design-bid-build construction approach. The district has obtained "agency approval" for this alternative process from the Capital Projects Advisory Review Board's (CPARB) Project Review Committee due to the district's significant and successful use of this construction process.

The Adams Elementary School Replacement Project, a new 60,000 square foot replacement facility, was chosen as a GC/CM project under this authorization due to major site constraints and possible phasing requirements.

The GC/CM selection process is a three-part process that allows the General Contractor to be selected considering a combination of qualifications and price. The goal of the process is to screen out any firm that is not capable of performing the work or who does not match the district's specified selection criteria and to award the work to the firm with the best balance of perceived quality and price. This process allows a firm who is slightly behind in perceived quality to overcome that deficit with an aggressive price proposal. Alternatively, it also ensures that a firm who is ahead in perceived quality would not necessarily be awarded the work unless they submitted a competitive price proposal. The process for RFP No. 16-2223 is most efficient for all involved parties. This process and its results relative to this project are as follows:

- Step One (SOQ) – Firms to submit Statements of Qualification (75 points)
 - After review and scoring of SOQ's, the most qualified firms proceed to Step Two.
 - Four SOQ's were received. Three firms were determined to be qualified to continue on.
- Step Two (Interview) – Firms to Interview (125 Points)
 - After scoring of Interviews, the most qualified firms proceed to Step Three.
 - Three interviews were conducted. Two firms were determined to be qualified to continue on.
- Step Three (Bid) – Firms to submit Priced Proposals (100 points)
 - The score for the Priced Proposals stage is based upon a bid of overhead and profit. The lowest bid value receives the full 100 points and the other scores are determined using a mathematical calculation stated in the Request For Proposal.
 - Two Priced Proposals were received
- Cumulative Score
 - After the calculation of Priced Proposal scores, the sum of points obtained from Steps One, Two and Three resulted in a final cumulative score for each firm.
 - Garco Construction had the highest cumulative score and was determined to be the successful firm for RFP No. 16-2223

Garco Construction has successfully completed multiple GC/CM projects with SPS and throughout the region.

This recommendation for construction phase services are fully contingent upon voter approval of the upcoming 2024 Bond measure.

Adams - GCCM Selection Scoring 4.pdf (12 KB)

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Motion & Voting

Motion by: Director Lockwood. Second by: Director Slagle.

Yes: Melissa Bedford, Nikki Lockwood, Jenny Slagle, Mike Wiser.

Final Resolution: Motion carries.

FINAL CUMULATIVE SCORE

CRITERIA	MAX POINTS	PROPOSING FIRMS					COMMENTS
		Bouten	Garco	Graham	Lydig	-	
Step One - SOQ	75	65	73	53	72	0	3 of 4 proposers to Step 2
Step Two - Interview	125	104	115	0	111	0	2 of 3 proposers to Step 3
Step Three - BID	100	115.80	100.00	115.80	99.80	115.80	
FINAL CUMULATIVE SCORE	300	284.80	288.00	168.80	282.80	115.80	award to highest score