



Agenda Item Details

Meeting	Feb 27, 2019 - Regular Meeting
Category	7. CONSENT AGENDA
Subject	J. RFP No. 14-1819; Shaw Middle School and On Track Academy General Contractor/ Construction Manager (GC/CM)
Access	Public
Type	Action (Consent)

Public Content

Recommendation:

Issuance of contract to Lydig Construction from Spokane, Washington for the General Contractor as Construction Manager (GC/CM) services on the Shaw Middle School and On Track Academy Project.

Background:

The GC/CM process is an alternative public works construction process, in lieu of the traditional design-bid-build construction approach. Spokane Public Schools obtained "agency approval" for this alternative process from the Capital Projects Advisory Review Board's (CPARB) Project Review Committee in July 2017. The Shaw Middle School and On Track Academy project was chosen as a GC/CM project under this authorization due to major site constraints, multiple public services in the nearby neighborhood, and fully occupied school facilities.

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. This process and its results relative to this project are as follows:

- Step One – Firms to submit Statements of Qualification (SOQ) - 100 points
 - After review and scoring of SOQ's, the most qualified firms proceed to Step Two.
 - Four SOQ's were received. All four firms were determined to be qualified to continue on.
- Step Two – Firms to Interview - 100 Points
 - After scoring of Interviews, the most qualified firms proceed to Step Three.
 - Four interviews were conducted. Three firms were determined to be qualified to continue on.
- Step Three – 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.
 - Three Priced Proposals were received.
- Cumulative Score
 - After the calculation of Priced Proposal scores, the sum of points obtained from Steps One, Two and Three result in a final cumulative score for each firm.
 - The highest cumulative score determines the successful firm.
 - Lydig Construction had the highest cumulative score and was determined to be the successful firm.

There was oversight of the interview and bid process by the District purchasing department. Lydig has successfully completed multiple Design/Bid/Build, GC/CM and Design/Build projects throughout the region.

Final Tabulation Shaw On Track.pdf (10 KB)

Administrative Content

Motion & Voting

Approve

Motion by Mike Wiser, second by Jerrall Haynes.

Final Resolution: Motion Carries

Yes: Deana Brower, Susan Chapin, Jerrall Haynes, Mike Wiser, Brian Newberry

CRITERIA	MAX POINTS	PROPOSING FIRMS				COMMENTS
		Bouten	Garco	Graham	Lydig	
Step One - SOQ	100	85	86	87	88	
Step Two - Interview	100	80	86	86	91	short listed to continue to Step Two
Step Three - Pricing	100	-	100.00	96.01	97.17	lowest total proposal = 100 points others = 100 - [(low bid - proposing firm's bid)/200,000]
Specified General Conditions		-	1,203,000.00	1,326,500.00	1,095,000.00	
Percent Fee		-	2.00%	3.25%	3.25%	
Total Proposal		-	2,283,000.00	3,081,500.00	2,850,000.00	based upon \$54,000,000 cost of work
lowest conforming priced proposal			2,283,000.00			
FINAL CUMULATIVE SCORE	300	-	272.00	269.01	276.17	