



Agenda Item Details

Meeting	Oct 23, 2019 - Regular Meeting
Category	7. CONSENT AGENDA
Subject	E. RFP No. 2-1920; GC/CM Services for Joe Albi Stadium Replacement and Northwest Middle School
Access	Public
Type	Action (Consent), Procedural

Public Content

Recommendation:

Approve issuance of contracts to Garco Construction, Spokane, Washington for the General Contractor as Construction Manager (GC/CM) services on the Joe Albi Stadium Replacement and Northwest Middle School projects.

Tabulation:

See attached.

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, due to the District's significant and successful use of this construction process.

The Joe Albi Stadium Replacement and Northwest Middle School projects was chosen as a GC/CM project under this authorization due to major site constraints, multiple public services in the nearby neighborhood, possible phasing requirements, a fully operational stadium facility, and the adjacency of the new 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 (SOQ) – Firms to submit Statements of Qualification (75 points)
 - After review and scoring of SOQ's, the most qualified firms proceed to Step Two.
 - Six SOQ's were received. Four 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.
 - Four 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

CRITERIA	MAX POINTS	PROPOSING FIRMS						COMMENTS
		Bouten	Garco	Graham	Jackson	LK Clark	Lydig	
Step One - SOQ	75	66	68	62	52	55	64	
Step Two - Interview	125	115	117	88	n/a	n/a	109	
Step Three - Pricing	100	100.00	98.46	n/a	n/a	n/a	n/a	lowest total proposal = 100 points others = 100 - [(low bid - proposing firm's bid)/150,000]
Specified General Conditions		1,242,000.00	1,798,500.00	n/a	n/a	n/a	n/a	
Percent Fee		3.25%	2.75%	n/a	n/a	n/a	n/a	
Total Proposal		3,354,500.00	3,586,000.00	n/a	n/a	n/a	n/a	based upon \$65,000,000 cost of work
lowest conforming priced proposal		3,354,500.00						
FINAL CUMULATIVE SCORE	300	281.00	283.46	n/a	n/a	n/a	n/a	