



Agenda Item Details

Meeting	Mar 11, 2020 - Regular Meeting
Category	7. CONSENT AGENDA
Subject	D. Northeast Middle School GC/CM Selection
Type	Action (Consent)

Recommendation:

Approve issuance of a contract to Bouten Construction, Spokane, WA for the General Contractor as Construction Manager (GC/CM) Services for the Northeast Middle School 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 Northeast Middle School project was chosen as a GC/CM project under this authorization due to major site constraints, complexity of phasing, scheduling and coordination, and proximity to the City water wells.

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 (100 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 (150 Points)
 - After scoring of Interviews, the most qualified firms proceed to Step Three.
 - Four interviews were conducted. All four 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.
 - Four 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.
 - Bouten 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 SPS Purchasing Department. Bouten has successfully completed multiple GC/CM projects throughout the region.

NE MS Selection Scoring.pdf (14 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

(not specified)

Motion by Mike Wiser, second by Jenny Rose Slagle.

Final Resolution: Motion Carries

Yes: Jerrall Haynes, Mike Wiser, Jenny Rose Slagle, Kevin Morrison, Nikki Otero Lockwood