



Agenda Item Details

Meeting	Mar 10, 2021 - Regular Meeting
Category	7. CONSENT AGENDA
Subject	D. RFP 6-2021; GC/CM Services for the new South Middle School Project
Type	Action (Consent)

Recommendation:

Approve an award and issuance of a contract to Garco Construction of Spokane, Washington for the General Contractor as Construction Manager (GC/CM) services on the new South 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 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 approach.

The South Middle School Project, a new 140,000 square foot facility, was chosen as a GC/CM project under this authorization due to major site constraints, possible phasing requirements and the fact that the adjacent elementary school is to remain fully operational during the project.

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 School 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. 6-2021 was combined with RFP No. 4-2021 to be 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.
 - Five SOQ's were received. Five 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.
 - Five interviews were conducted. 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 resulted in a final cumulative score for each firm.
 - Garco Construction and Lydig Construction had the two highest cumulative scores and was determined to be the successful firms for the combined RFP Nos. 4-2021 and 6-2021.
 - Garco Construction was assigned to the South Middle School project (RFP No. 6-2021) by Capital Projects and Planning.

There was oversight of the process by the SPS Purchasing Department. Garco Construction has successfully completed multiple GC/CM projects with SPS and throughout the region.

RFP 4-2021 and 6-2021 - GCCM Selection Scoring (final).pdf (63 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 Nikki Otero Lockwood, second by Aryn Ziehnert.

Final Resolution: Motion Carries

Yes: Jerrall Haynes, Mike Wiser, Jenny Rose Slagle, Nikki Otero Lockwood, Aryn Ziehnert

CRITERIA	MAX POINTS	PROPOSING FIRMS						COMMENTS
		Bouten	Garco	Graham	Jackson	Lydig		
Step One - SOQ	75	67	72	66	68	68		all 5 proposers to Step 2
Step Two - Interview	125	110	119	102	109	112		4 of 5 proposers to Step 3
Step Three - BID	100	96.95	97.56	n/a	97.03	100.00		lowest total proposal = 100 points others = 100 - [(BID - low BID)/150,000]
Specified General Conditions		1,360,000.00	1,366,000.00	n/a	1,371,800.00	1,000,000.00		
Percent Fee		2.70%	2.50%	n/a	2.65%	2.50%		
Total Proposal		2,683,000.00	2,591,000.00	n/a	2,670,300.00	2,225,000.00		based upon \$49,000,000 cost of work
lowest conforming priced proposal		2,225,000.00						
FINAL CUMULATIVE SCORE	300	273.95	288.56	n/a	274.03	280.00		