



Legislation Details (With Text)

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Title: RESOLUTION APPROVING AWARD OF CONTRACT FOR NEW RECREATION CENTER PRE-CONSTRUCTION SERVICES

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Date	Ver.	Action By	Action	Result
2/8/2016	1	City Council	adopted	Pass

RESOLUTION APPROVING AWARD OF CONTRACT FOR NEW RECREATION CENTER PRE-CONSTRUCTION SERVICES

Summary and Background Information :

As part of the Measure 2K Bond Program, the City plans to build a recreation facility located at approximately Highway 2 and 112th Ave. that would contain features such as an indoor leisure pool and support spaces, aerobics, dance, gymnastics, weight and fitness, walk/jog track, gymnasium, community room/meeting space, game room, indoor play area, required building support spaces and administrative spaces.

The CM/GC's services during the Pre-Construction Services include, but are not limited to, cost estimating, value engineering, scheduling, logistical planning, constructability analysis, bid package administration, bidding of trade contracts, and the preparation and submittal of a Guaranteed Maximum Price (GMP) proposal for the construction work.

The City may elect to proceed with the Project using the Contractor selected for Pre-Construction Services; CM/GC Construction Services shall be provided and will be authorized under a separate contract.

The CM/GC's services during the Construction Services phase include, but are not limited to, construction management, administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project.

Generally, all trade contracts shall be competitively bid and assigned to the CM/GC's contract. The CM/GC will be allowed to self-perform work that it traditionally performs with its own forces. This work shall be competitively bid by the GC against other contractors performing the same scope of work.

Selection Process:

A Request for Qualifications (RFQ) for the New Recreation Center & Infrastructure CM/GC Services was published on October 12, 2015. Six (6) prime contractors obtained solicitation packages and two (2) responses were received on November 2, 2015 (the due date) in response to the RFQ. Qualification Statements were received from the following firms (in alphabetical order):

- Adolfson & Peterson Construction
- Pinkard Construction Company

Following a detailed review of the responses, the Selection Committee determined both Contractors to be fully qualified.

A Request for Proposals (RFP) for the New Recreation Center & Infrastructure CM/GC Services was issued to the qualified firms on December 3, 2015. Responses were received from the two firms above on January 21, 2016. The Proposal, Interview and Fee Proposal were scored separately. Based upon the following criteria established in the RFP

Proposal:

1. Pre-construction services team and approach. 25%
2. Construction team and management approach. 25%
3. Approach to meeting and managing the construction budget, schedule and changes . 20%
4. Identification of project risks and innovation opportunities. 10%
5. Quality Assurance and Quality Control process and coordination approach for this project. 10%
6. Past performance evaluations. 10%

Interview:

1. Team's understanding of the overall project. 20%
2. Team's ability to present, approach, communicate, and discuss project details. 60%
3. Question and answer responses. 20%

Fee Proposal:

1. Overall Fee

Final Scoring:

1. Proposal - 40%
2. Interview - 30%
3. Fee Proposal - 30%

Following a detailed review of the responses, the Selection Committee met on Tuesday, January 26, 2016 to discuss the proposals and submit their scoring based upon the established criteria.

The Selection Committee consisted of:

- Carolyn Keith, Director of Parks, Recreation & Golf
- Maria D'Andrea, Director of Public Works (Proposal Evaluation only)
- Karen O'Donnell, Recreation Manager
- Danielle Yearsley, Project Manager
- Stephen Silkworth, Project Architect
- Scott Hergenrader, Program Director

Interviews with each firm were held on Thursday, January 28, 2016. Following the interviews, the Selection Committee submitted their interview scoring based upon the established criteria and discussed the interviews. Following the evaluations the Fee Proposals were opened and reviewed. The Fee Proposals were analyzed and the fee normalized based on comparable durations and services, which were used to calculate the fee score. This was to assure a fair and equitable evaluation of the fees proposed by all respondents. Fee score was determined by assigning a maximum score of 5 to the lowest fee, calculating a difference for each fee from the lowest fee as a percentage, and then subtracting that percentage from the maximum score of 5.

After final tabulation and weighting for each of the four selection criteria components, Pinkard Construction Company received the highest cumulative score.

Staff Responsible (Department Head): Scott Hergenrader (CH2M)

Staff Member Presenting : Scott Hergenrader (CH2M)

Financial Impact : \$ \$169,000

Funding Source : 2K Bond Proceeds

Staff Recommendation : Award of Preconstruction Services to Pinkard Construction Company

Suggested Motion : I move to approve Resolution 2016-31