

Bellevue Union School District

Agenda Item for Board Meeting of September 20, 2022

Agenda Category: Review and Action

Agenda Item Title: Consider Approval of Awarding of the Kawana Springs MPR and Admin Offices Construction Project through Lease-Leaseback Process

Prepared By: Michael Kellison, Superintendent

Background:

On August 17, 2022 the District exercised its right to terminate for convenience its contract with Murray Building Inc. on the Kawana Springs Office and MPR Project. Following the termination, the District passed a resolution authorizing the use of the Lease-Leaseback Construction Services process in order to secure a committed partner who would work collaboratively with the District to complete the construction of the Kawana Springs Office and MPR Project. The goal of the process was to determine the general contractor who would provide the “best value” to the District in completing the project. The dates listed below represent the timeline the District followed in moving forward with this process.

RFP Issued: August 29, 2022

Mandatory Pre-Bid Job Walk: September 6, 2022, at 10:00 AM

Deadline for Submittal of Questions: September 8, 2022, at 5:00 PM

Last Addendum Issuance: September 9, 2022

Sealed Proposals Due: September 13, 2022, at 2:00 PM

Interviews: September 15, 2022, at 1:00 PM

Selection by Governing Board: September 20, 2022 @ Special Board Meeting

A total of five bids were received by the District as of the deadline of September 13, 2022 at 2:00 pm. The bids were reviewed and each contractor received a score based upon their qualifications and the lump sum price. Those scores were combined to determine the top three firms selected to participate in the group interview. The District interview team was composed of board members, district administration, an architect from TLCD, and the project manager from RGMK. Each contractor was asked a series of questions to better understand their experience and approach to the project. District team members assigned

a collective score to each of the firms following the interview process. The combination of scores from the qualifications, lump sum price and interviews made up the combined score or “best value score”. The “best value” scores were ranked with the highest score representing the contractor who was determined as providing the “best value” to the District.

Recommended Action:

Review and Approve the Awarding of the Kawana Springs Office and MPR Construction Project to Ridgeview Builders, Inc.

Supporting Documents:

Exhibit A: Ranking of Best Value Scores for the Kawana Springs Office and MPR Construction Project through Lease Leaseback Process

EXHIBIT A

Ranking of Best Value Scores

SECTION I – CONTRACTOR QUALIFICATIONS

In the follow table, enter all proposing Contractors and the total points received from the qualifications evaluation (Maximum points available per Contractor is 100).

CONTRACTOR	POINTS AWARDED
Arntz Builders	96
CWS Construction	95
Ridgeview Builders	93
GMH Builders	90
Holly Construction	0

SECTION II – LUMP SUM PRICES

In the following table, enter all proposing Contractors based on their lump sum prices in order from lowest to highest. In the event two Contractors submit price proposals with the same overall price, both Contractors shall be awarded the same amount of points. (For example, if two Contractors submit a price proposal of exactly \$1 million, which would qualify them both as the second lowest proposal, each Contractor shall receive 90 points.)

CONTRACTOR	LUMP SUM PRICE	POINTS AWARDED
Holly Construction	\$8,984,000.00	100
Ridgeview Builders	\$9,270,000.00	90
GMH Builders	\$9,885,252.00	80
Arntz Builders	\$10,318,512.00	70
CWS Construction	\$10,763,000.00	60
		50
		40
		30
		20
		10

SECTION III – INTERIM BEST VALUE SCORE

In the following table, enter all proposing Contractors, their scores from the qualifications and price proposal evaluations, and their total combined score. The total combined score is the Contractor’s “best value score.”

CONTRACTOR	SECTION I POINT TOTAL	SECTION II POINT TOTAL	SECTION I & SECTION II COMBINED TOTAL
Ridgeview Builders	93	90	183
GMH Builders	90	80	170
Arntz Builders	96	70	166
CWS Construction	95	60	155
Holly Construction	0	100	100

SECTION IV – INTERVIEW SCORE (IF APPLICABLE)

In the following table, enter all proposing Contractors qualified for the interview phase, their scores, and their combined score. The total combined score is the “interview score” (Maximum points available per Contractor is 50).

CONTRACTOR	INTERVIEW SCORE TOTAL
Ridgeview Builders	50
Arntz Builders	45
GMH Builders	45

SECTION V – BEST VALUE SCORE

In the following table, enter all proposing Contractors, their scores from the qualifications and price proposal evaluations, and their total combined score. The total combined score is the Contractor’s final “best value score”.

CONTRACTOR	INTERIM SCORE	INTERVIEW SCORE	COMBINED TOTAL
Ridgeview Builders	183	50	233
GMH Builders	170	45	215
Arntz Builders	166	45	211

SECTION VI – BEST VALUE RANK

In the following table, enter all proposing Contractors and best value score in order from the highest best value score to the lowest best value score. The Contractor with the highest best value score shall be ranked No. 1 overall.

CONTRACTOR	BEST VALUE SCORE (highest to lowest)	RANK
Ridgeview Builders	233	1
GMH Builders	215	2
Arntz Builders	211	3
		4
		5
		6
		7
		8
		9
		10