

EXECUTIVE SUMMARY

Approve Amended RFP Forms for Design/Build Services for Blanche Ely High School Building Renovations, P.001646, RFP 16-043F and Northeast High School, GOB Renovations, P.001684, RFP 16-072F and Stranahan High School, GOB Renovations, P.001683, RFP 16-071F

PROJECT OVERVIEW:

Type of Contract:	Design/Build
Design/Builder:	TBD
Notice to Proceed Date:	Planned date based on December 8, 2015 approval

GENERAL OVERVIEW:

Approval of Agenda items J-1, J-4, and J-5 (Blanche Ely, Stranahan, and Northeast Authorizations to Advertise) occurred on November 3, 2015. During discussion of these items, several questions arose concerning the appropriateness of the Design/Build method to deliver projects encompassing significant renovation scope. Staff acknowledged the concern and advised the impetus for bringing these projects forward in their current form was a reflection of the initial vision for program delivery. The Design/Build form had been utilized previously to execute other recent projects, and by utilizing this form, the commitment to initiate construction for these projects in the summer of 2016 could be met. Further, staff advised that there would be ongoing evaluation of the delivery method and RFP structure to optimally deliver projects, recognizing the transition to a new Chief Facilities Officer and the recommendations of Heery, the District's new Owner's Representative.

Since the November 3rd Regular School Board Meeting, the pre-bid conferences for the Northeast HS and Stranahan HS projects have been held. The feedback from the construction community reinforced the concern about whether the current structure of the Design/Build RFP is best suited to deliver large-scale renovation projects. Additionally, there were concerns raised about an insufficient amount of time allocated for the development of proposals. In an effort to minimize the risk associated with not receiving a sufficient number of quality proposals, it is recommended that the revised RFP structure be approved, and an addendum issued to release the revised document to the bidding community.

Some of the more significant revisions to the RFP Form pertain to Bid Price and Breakdown, Cost of Service Scoring, Schedule for Proposal Submittal, and Final GMP. A description of the original and revised approaches for the noted items is outlined in the table below. Although the revised structure warrants approval by the Board and issuance of an addendum, the impact to the schedule is minimal and it is anticipated that the revised structure will enhance interest and participation by potential proposers.

Item	Original Approach	New Approach
1 -BID PRICE AND BID FORM	Bidders were required to calculate and submit an Initial Guaranteed Maximum Price (IGMP) which would include all costs including design and construction. Bid form only required a single number – the IGMP.	Bidders will be required to provide costs for all Cost of Services items, including Cost of Construction, Design Fees, Pre-construction Fees, GC Fees, and General Conditions Costs. With the revised Cost of Services evaluation, more emphasis will be placed on fees, rather than Cost of Construction.
2 - SCORING	Awarded 40 out of 100 points for cost, heavily favoring the low bidder since only one number is evaluated. Awarded 60 out of 100 points for team qualifications, but with cost highly favoring low bidder, qualifications will most likely not factor into selection.	Awards 35 out of 100 points for cost, broken down into 5 different cost categories. Awards 65 out of 100 points for team qualifications. With the revised cost section awarding points across more categories, qualifications will be a bigger factor in the selection without sacrificing cost considerations.
3 - FINAL GMP	States that a Final GMP will be established at 90% construction document phase of design.	Same requirement.
4 - SCHEDULE	Stranahan proposals due on December 16, 2015. Final award to March board meeting for both schools.	Stranahan proposals due on January 13, 2016. Final award to March board meeting for both schools.