

## Request for Proposal RFP 23-006

### Request for Proposal Criteria and Selection Process for Early Contractor Involvement at Risk Builder for the Ogden School District (OSD or the District)

For the following Project:

#### 1. PathwaYs High School Facility

**Read Instructions Carefully. Failure to submit the following documents shall be grounds for OSD to deem your proposal as Non-Responsive.**

**Please ensure you submit the following:**

- All Proposals must be submitted electronically through SciQuest in a PDF format. Proposals must be received by September 6th, 2022 by 11:00 AM.
- All Proposals should acknowledge meeting Submittal Requirements
- All Proposals should include one technical proposal information as outlined below, in answering selection questions Section A through D:
- All Proposals should include **as a separate document**, a price proposal meeting all criteria listed below for Section E
- Additional Requirements as modified during solicitation.

#### **Submittal Requirements**

- 1) Review Documents provided by NWL Architects for the PathwaYs High School Facility. Approximate size is currently 17,100 sq ft.
- 2) Provide written technical proposal answering selection questions in the format requested.
- 3) Provide fee proposal in the worksheet separate from the technical proposal meeting requirements.
- 4) Project Team to be available to interview with the district if requested.

## **Project Description**

### **PathwaYs High School Facility**

Ogden School District, in partnership with Ogden Weber Technical College (OWTC), is building a new High School Student support facility on the OWTC campus. The facility will support the OSD students receiving instruction at OWTC and will be suitable for instruction, competency-based learning, self-directed learning, counseling, and use as a student center. The building itself will consist of classrooms, student study areas, student commons, teacher, administrative and counseling spaces, and other student support spaces. The project is approximately 17,100 Sq. Ft. The project scope will also include roadways, utility connections, campus pedestrian connections and site improvements.

The Project will require the use of prevailing wage as it is ESSER funded.

### **Early Contractor Involvement at Risk Builder scope of work**

OSD requests Contractor services for early involvement in the design phases for cost estimate, cost advisement, schedule advisement and preparation and procurement of material bid packages. This will also be in preparation for the execution of a Guaranteed Maximum Price to provide at-risk general contractor services during construction with a Cost of the Work, plus Contractor's Fee.

Some of these services are delineated as follows:

- a. Review the Schematic Document Submittal and make suggestions for constructability, schedule savings and cost savings. Provide a Cost Estimate noting alternative material suggestions.
- b. Participate in the Design Development Process and make suggestions for constructability, schedule savings and cost savings. Provide a Cost Estimate, and participate and provide suggestions for cost savings during the Value Engineering session.
- c. Review the documents, recommend, propose and prepare material bid packages for early procurement. Upon owner approval, procure the materials including storage in preparation for the start of the construction.
- d. Participate in the Construction Documents process and provide constructability advice, needed corrections, and recommend any potential cost savings.
- e. Prepare and provide a Guaranteed Maximum Price (GMP) for the scope of construction work including the negotiated fees, general conditions and appropriate marks and agreed schedule.
- f. Construct Project in accordance with the documents within the schedule.
- g. Complete the scope of work, obtain all needed clearances and approvals from authorities having jurisdiction, and obtain substantial completion.
- h. Complete all corrective work from punch walk and obtain final completion. Provide all required O&M documentation and training for the facility
- i. Provide warranty service including supervision of all trades and scopes of work for the warranty period.

It is anticipated the Selected Contractor will sign an AIA Document A132-2019 for a fee for Pre-Construction Services, a percentage for fee for material bid packages, a fee percentage number for a future GMP, established monthly negotiated general conditions, and with a GMP to be established at time of completion of documents.

### **PathwaYs High School Proposed Timeline with Scope of Services**

- a. Selection- September 6th-13th, 2022
  - i. Advertisement- August 23, 2022
  - ii. Documents available to respondees, August 23, 2022
  - iii. Proposals due September 6th, 2022, at 11:00 AM
- b. Award- September 2022
- c. Review the Schematic Document Submittal. Provide a Cost Estimate noting alternative material suggestions- October 2022.
- d. Participate in DD review, provide cost estimate and Value Engineering session.- November 2022
- e. Participate in CD design meetings, update estimate as needed November-December 2022
- f. Analyze market conditions and make recommendations for material procurement and bid packages.- October- December 2022
- g. Guaranteed Maximum Price-January 2023
- h. Award Construction start-January 2023
- i. Substantial Completion and Punch-July 2024
- j. Occupancy-August 1, 2024
- k. Warranty end-August 30, 2025

### **Technical Evaluation: Selection questions sections A through D:**

- A. Identify at least three comparable projects in which the Contractor Team served as either Construction Manager or General Contractor, or member of a Design-Build team. For each project identified, provide the following:
  - a. Description of the project
  - b. Role of the firm (specify whether Design-Builder, Construction Manager or General Contractor. Identify the percent of work self-performed. Also specify services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.)
  - c. Project's original contracted construction cost and final construction cost
  - d. Construction dates, including any extensions or failure to meet schedule
  - e. Project Owner
  - f. Reference information (a current name with telephone number per project)
- B. Provide a concise description of the Contractor Team and their roles proposed for this project, team structure, and include information relevant to this project. Provide

resumes with experience and background as it pertains to this project. Please include the following personnel as needed:

- a. Principal in Charge
  - b. Project Manager(s) and roles
  - c. Other Proposed staff members and roles
  - d. Professional Experience relevant to these Proposed Project Scope
  - e. Any proposed Consultants and roles
- C. Project Approach- Demonstrate your understanding of the PathwaYs project, and the significance to Ogden School District and how that understanding will translate to a Project that meet requirements.
- a. Provide specific methodology related to this project for completing the Pre-Construction and Construction work in a timely and quality manner.
  - b. Demonstrate innovative and/or cost-effective potential solutions for issues related in the provided documents in order to meet OSD needs.
  - c. Describe the inputs and coordination needed with the District, Design teams, and BDK.
- D. Cost and Schedule: Provide a schedule and a description on how the Contractor Team will meet or exceed the preliminary timeline. Provide a plan or strategy specific to this proposed project outlining the Team's methodology for assisting in controlling costs during Design and Construction.
- a. Include activities and descriptions of tasks and events needed to meet the scope.
  - b. Describe what processes will be used internally to meet the schedule.
  - c. Describe what inputs and activities are needed from the District, Design Teams, and BDK to meet the schedule.
  - d. Describe the design processes before during and after working with the District and BDK to incorporate cost savings with such discreet events such as the required value engineering session, estimate reviews, and scope reviews.

**Fee Proposal Evaluation: Selection questions section E: (must be submitted as a separate document from the technical proposal).**

- E. Price: Provide a document separate from the technical proposal with the following pricing for services for the project. Provide an explanation for the reasoning for each element, and how the proposed fee will provide the required services and potentially save the owner time and money overall.
- a. Lump Sum for Pre-construction services for the project and duration as described above.
  - b. A percentage service fee proposed for material procurement packages.
  - c. A proposed monthly contractor general condition itemized cost for each month of construction for each of the projects to include all general contractor costs, utilities, internet, and an additional trailer for owner/BDK site use located on 1 site. Propose alternate solutions to the above items as part of the list.
  - d. Provide typical insurance modifiers and bonds rates.

### **Additional Requirements**

Additional information as required, as such, and must accompany the proposals at the time of submission in order to be deemed responsive.

## RATING SYSTEM ON EVALUATION CRITERIA

1. Evaluation Criteria: The manner in which the responsive proposal will be evaluated is based on the following point system where 100 points is the maximum points possible to select the proposal that is most advantageous to OSD.

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|---|-------------|-------|
| <b>A. Relevant Experience of Contractor Firm</b>  | (10 Points) | _____ |
| <ul style="list-style-type: none"><li>• Comparable Projects</li><li>• Reference</li></ul>   |             |       |
| <b>B. Project Team(s) Proposed for this Project</b>   | (15 Points) | _____ |
| <ul style="list-style-type: none"><li>• Project Team Proposed</li><li>• Relevance to projects</li></ul>   |             |       |
| <b>C. Project Approach</b>  | (25 Points) | _____ |
| <ul style="list-style-type: none"><li>• Understanding</li><li>• Methodologies</li><li>• Innovative Solutions including systems recommendations</li><li>• Coordination</li></ul>   |             |       |
| <b>D. Cost and Schedule</b>   | (20 Points) | _____ |
| <ul style="list-style-type: none"><li>• Scheduled activities meeting timelines</li><li>• Internal processes to meet schedules</li><li>• Identified early procurements needed and timeline</li></ul>   |             |       |
| <b>E. Price Component (include in separate document)</b>  | (30 Points) | _____ |
| <ul style="list-style-type: none"><li>• Provide Pre-Construction Fee Amount</li><li>• Provide Percentage Fee for Procurement Bid packages</li><li>• Provide Required fee percentage to be executed at time of GMP</li><li>• Provide General conditions estimated for each month of Construction</li><li>• Provide breakdown for estimated General Conditions</li><li>• Insurance percentages for General Liability, Bonds</li></ul> |             |       |

Total Points (100 points possible) \_\_\_\_\_

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