

Review of Lease-Leaseback Proposals Received for GJUESD

Received on October 1, 2018

Marengo Ranch Elementary School Modernization Projects

Proposals were received from the following Contractors:

- Bobo Construction (Elk Grove, CA)
- Diede Construction (Woodbridge, CA)
- F & H Construction (Lodi, CA)
- S+B James Construction (Sacramento, CA)

All Contractors were prequalified with the District and attended the mandatory pre-conference site walk at Marengo Ranch Elementary School.

PROPOSAL EVALUATION AND BEST VALUE SCORING:

The District's Evaluation Committee consisted of the following:

- Lois Yount, Director of Business Services
- Kevin Sellstrom, Maintenance, Operations, Transportation Supervisor
- Kim Johnson, PBK Senior Project Manager

Each member independently scored each proposal based on the evaluation categories set forth in the District's adopted LLB evaluation process.

Phase 1:

Determine total technical score using the criteria attached. The maximum technical score is 150. Either failing the mandatory requirements or receiving a technical score of less than 113 disqualifies the proposal.

Conclusion of Phase 1:

- Bobo Construction and Diede Construction did not receive a total technical score of 113. Their proposal is disqualified for Phase 2 and 3.
- F & H Construction and S+B James Construction received total technical scores ranging from 132-148. Their proposals moved forward with Phase 2 and 3.

Phase 2:

Determine the total price score for proposals for Preconstruction Services, Lease-Leaseback Fee, and General Conditions Cost. The total price score is 100 points.

- F & H Construction scored 40 points
- S+B James scored 97 points

Phase 3:

Interviews: Both F & H and S+B James scored 50/50 points for their interviews.

Conclusions and Recommendations:

After completing the evaluation, best value scoring, interviews, and reference checks, the committee recommends S+B James Construction for the District's LLB partner for Marengo Ranch Elementary. Determining factors include construction schedule, best value, LLB experiences, and professional references.

EVALUATION CATEGORY: Qualifications/Technical	POINTS POSSIBLE	Bobo Construction			Dieede Construction			F & H Construction			S+B James Construction			
		Pass	Fail	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass		
1 Mandatory Requirements														
Comments		Incomplete Financials												
2 Firm and Personnel Experience and Qualifications	25		5	10	5	10	13			15	25	25	25	25
3 Capacity and Methodology	35		3	5	5	5	8			10	35	35	35	35
4 Litigation and Disputes	10		10	10	10	10	10			10	7	5	8	10
5 Experience and Past Performance	35		5	15	10	20	15			20	35	35	35	35
6 Preconstruction Services	10		8	10	10	10	7			8	10	10	10	10
7 Safety	5		5	5	5	5	5			5	4	4	5	5
8 Financial Information	20		5	10	5	20	17			20	20	20	20	18
9 Labor Compliance/Skilled and Trained Workforce	5		3	5	5	5	4			5	5	5	3	5
10 Exceptions to Preconstruction/LLB Documents	5		5	5	5	5	5			5	5	5	5	5
MAXIMUM TECHNICAL SCORE	150	49	75	60	90	84	98	146	144	142	132	148	145	

Services	F & H Construction	S+B James Construction
Preconstruction Services Fee Proposal	\$33,726.00	\$6,800.00
Average Fee Proposal		\$20,263
Points Assigned: Total Points Possible = 20	0	20
Lease-Leaseback Fee Proposal	6.00%	3.85%
Average Fee Proposal		4.93%
Points Assigned: Total Points Possible = 40	0	40
General Conditions Cost	\$29,895/month	\$32,590/month
Average Fee Proposal		\$31,242/month
Points Assigned: Total Points Possible = 40	40	37
Total Possible = 100	40	97

Services	Price Ranking from Low to High	Points Assigned	Max Points		
Preconstruction Services	Up to 4.9% lower/higher than average cost	20 points	20 points		
	5% - 9.9% lower/higher than average cost	18 points			
	10% - 14.9% lower/higher than average cost	16 points			
	15% - 19.9% lower/higher than average cost	14 points			
	20% - 24.9% lower/higher than average cost	12 points			
	25% - 29.9% lower/higher than average cost	8 points			
	30% or more lower/higher than average cost	0 points			
	Low Fee	40 points			
Lease-Leaseback Fee	Up to 0.5% higher than low fee	37 points	40 points		
	0.51% - 1.0% higher than low fee	34 points			
	1.01% - 1.5% higher than low fee	31 points			
	1.51% - 2.0% higher than low fee	28 points			
	2.01% - 2.5% higher than low fee	25 points			
	2.51% - 3.0% higher than low fee	22 points			
	3.01% - 3.5% higher than low fee	19 points			
	More than 3.5% higher than low fee	0 points			
General Conditions Cost	Low Cost	40 points	40 points		
	Up to 4.9% higher than low cost	37 points			
	5.0% - 9.9% higher than low cost	34 points			
	10.0% - 14.9% higher than low cost	31 points			
	15.0% - 19.9% higher than low cost	28 points			
	20.0% - 24.9% higher than low cost	25 points			
	25.0% - 30.0% higher than low cost	22 points			
	More than 30% higher than low cost	0 points			
	MAXIMUM TOTAL PRICE SCORE			100 POINTS	