

Attachment B – Additional Project Information

Maintenance and Operations Center (MOC) – Campus Redevelopment Project

Design-Build Team Selection Process

The design-build team selection process initially evaluates Statements of Qualifications (SOQ) from design-build teams of contractor and architect. The SOQs were scored, and the three highest scoring teams were invited to respond to a Request for Proposal (RFP). The RFP included a Management Plan, Interactive Meetings with city staff, and a fee proposal. The Management Plan, Interactive Meetings, and Fee Proposal were scored and combined with SOQ scores to determine the selected team. This process followed the requirements of RCW 39.10.

The City received 10 SOQs. The submitting teams and the scores are summarized below.

Final Scoring

RMOC SOQ Scoring Summary											
	Points Possible	Team Scoring Summary									
		Absher + Huitt-Zollars	BNB + Miller Hayashi	GLY + ZGF + Wagner	Graham + Teeple +SWL	Hensel Phelps + STV	Hoffman + MacKenzie	HSW + LMN + PCG	Lease + Miller Hull + Stantec	PCL + DLRGroup	Skanska + TCF + Mithun
6.1 Letter of Interest	0	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
6.2 Proposed Team	20	9	8	15	9	14	13	17	18	10	12
6.3 Design & Preconstruction Experience	20	13	11	16	12	17	14	15	18	16	15
6.4 Estimating, Scheduling, and Construction	25	16	23	17	19	22	21	15	20	14	20
6.5 Past Performance on Similar Projects	30	18	14	22	18	22	18	18	23	12	20
6.6 DBE/MWBE/Small Business Outreach	5	5	5	5	4	5	4	5	5	5	5
6.7 Safety	P/F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
6.8 Bonding Capacity	P/F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
6.9 Insurance Requirements	P/F	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Total		61	61	75	62	80	70	70	84	57	72

Management Scoring Summary				
	Team Scoring Summary			
	Points Possible	GLY + ZGF + Wagner	Hensel Phelps + STV	Lease + Miller Hull + Stantec
Approach to Initial Contract Phase/s (10 pts))	10	7	8	9
Design Development Approach (10 pts)	10	8	7	9
Preconstruction Approach (10 pts)	10	9	8	9
Cnst Mgmt, Sequencing, Scheduling & Buyout (10 pts)	10	7	8	9
Accident Prevention, Safety, and Claims (5 pts)	5	4	5	4
Inclusion Plan, DBE/MWBE/Small Business, Apprentice (5 pts)	5	5	5	4
Total		40	41	44

RFP Scoring Summary 100 pts				
	Points Possible	GLY + ZGF + Wagner	Hensel Phelps + STV	Lease + Miller Hull + Stantec
Management plan score	50	40	41	44
Interactive meeting Score	40	20	31	35
Fee Proposal score	10	10	7.84	8.36
Total	100	70	79.84	87.36

RMOC SOQ Scoring Summary											
	Points Possible	Team Scoring Summary									
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SOQ	100	61	61	75	62	80	70	70	84	57	72
RFP (Fee, Meeting, Plan)	100	0	0	70	0	79.84	0	0	87.36	0	0
Total		61	61	145	62	159.84	70	70	171.36	57	72