

City of Jackson, Missouri



Jackson Police Station Design-Build Project

Design-Build Approachs



Three Basic D-B Approaches

1. Qualifications Based
- 2. Technical Qualifications and Cost**
3. Cost Only

Cape County D-B Projects



- 1. Jackson Police Station**
- 2. Cape Girardeau County Justice Center (courthouse)**
- 3. City of Cape Girardeau Police Station**



Design-Build Approach Considerations

1. Advantage of Design-Build
2. Comply with Statute
3. Type of Project- Applicable to Design-Build
 - A. Does Marketplace Offer D-B Firms
 - B. Owner Experience Match Project Complexity
4. Owner's Ability to Manage a Design-Build Project
 - A. Design Criteria Consultant
 - i. In-House
 - ii. Consultant
 - B. In-House Capabilities/Resources
 - C. Owner's Perception of D-B Contractors

Design-Build Resources



- Missouri Statute
 - **Design Criteria Consultant**
 - Phase I (Qualifications)
 - Phases II and III (Technical and Cost)
- DBIA Guide Materials
 - Forms
 - Reference Materials
 - RFQ (Qualifications- Phase I)
 - RFP (Technical and Cost- Phases II and III)

Request for Qualifications



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SECTION 1: OWNER DESCRIPTION

- General
- Funding/Authority
- Procurement Website

SECTION 2: OVERVIEW OF PROJECT

- General
- Project Objectives
- Scope of Work
- Estimated Budget
- Project Procurement Schedule
- Definitions

SECTION 3: PROCUREMENT PROCESS

- General Information.
- City of Jackson Rights and Procurement Conditions
- Outline of the Procurement Process
- Contract Format

SECTION 4: SOQ DOCUMENTATION REQUIREMENTS

- SOQ Format Requirements
- SOQ Organization

SECTION 5: SOQ EVALUATION CRITERIA AND SUBMITTAL INFORMATION

- Cover Letter (No points)
- Minimum Qualifications
- Technical and Management Qualifications

Request for Qualifications



SECTION 6: LIST OF EXHIBITS

EXHIBITS:

- Preliminary Project Programming
- Proposal, Performance, and Payment Bond Instructions
- Insurance Requirements and Instructions
- Corporate Structure Questionnaire (Pass/Fail)
- Acknowledgement of Addenda

ATTACHMENTS:

- Sample Bond Forms – Proposal Bond, Performance Bond, Payment Bond (Pass/Fail)
- Minimum Insurance Requirements

Request for Qualifications



<u>SOQ (Phase I)</u>		<u>Total Weight: 100</u>
Project Past Performance	Team Organization and Key Team Members (Section 5.3.1)	40 percent
	Demonstrated Past Performance with Successful Projects of Similar Scope and Complexity (Section 5.3.2)	10 percent
	Design-Build Design, Architecture, Engineering and Permitting Past Performance (Section 5.3.3)	15 percent
	Design-Build Construction Past Performance (Section 5.3.4)	20 percent
	Project Understanding and Approach (Section 5.3.5)	15 percent



Excerpts From RFQ

3.3.4 Evaluation and Ranking of Offerors

In the evaluation and ranking of Offerors, the Owner will consider the information submitted in the SOQ, the Technical and Price Proposals as well as the meetings with the Offerors with respect to the evaluation criteria set forth in the RFQ and RFP. The result of the evaluation will be a comparative ranking of Offerors.

For the purpose of selecting and evaluating Offerors, the evaluation criteria will be given the following relative weights:

Technical Proposal (Phase II)		Total Weight: 50
	Project Management Approach	15 percent
	Project Design	45 percent
	Project Sequencing and Scheduling	10 percent
	Approach to Safety	15 percent
	Approach to Quality	15 percent
Price Proposal (Phase III)		Total Weight: 50*

- Note: for each 1 percent above the lowest price, 1 percent of the potential points will be deducted (e.g. a price 10% higher than the low price will receive 45 points with the low price receiving 50 points for Phase III)



Project Schedule

	Date	Activity
	May 24, 2018	Issue RFQ
	May 31, 2018	Project Information Meeting
	June 14, 2018	Last Date to Submit Questions Regarding the RFQ
	June 21, 2018	SOQ Due Date
	August 19, 2018	Notification of Short Listed Offerors
	September 4, 2018	Issue RFP
	September 11, 2018	Mandatory Site Walk Through for Short Listed Offerors
	Week of September 17-21, 2018	Confidential Individual Meetings
	Week of October 8-12, 2018	Second Confidential Individual Meetings
	October 22, 2018	Last Date to Submit Proposed Changes to Contract or Alternative Technical Concepts
	October 24, 2018	Last Date to Submit Questions
	October 30, 2018	Last Date to Issue Owner Addenda
	November 7, 2018	Proposal Due Date
	TBD	Interviews with Short Listed Offerors, if Requested by Owner
	November 29, 2018	Notification of Preferred Offeror

Request for Proposals



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SECTION 1: GENERAL INFORMATION

General

Revised Procurement Schedule

Owner's Program

Contract Documents

SECTION 2: RFP PROCUREMENT PROCESS

Site Walk Through

Proposed Changes in the Design-Build Contract Documents

Alternative Technical and Management Concepts

Confidential Individual Meetings with the Owner

Technical Proposal

Cost Proposal

Selection of Preferred Offeror

Selection De-Briefing

Request for Proposals



SECTION 3: DOCUMENTATION REQUIREMENTS

Submittal Process.

Submittal Format Requirements

Cover Letter

Technical Proposal

Project Management Approach (15 points)

Overall Project Management

Subcontracting Approach

Project Controls, Cost Tracking

Collaboration and Integration

Design Development and Management

Project Design (45 points)

Project Sequencing and Scheduling (10 points)

Approach to Safety (15 points)

Approach to Quality (15 points)

SECTION 4: ATTACHMENTS TO THIS RFP

Attachment A: Owner's Program

Attachment B: Proposed Contract Documents

Attachment C: Price Proposal Instructions

Attachment D: Acknowledgement of Addenda



Design Criteria Package

- The Design Criteria Package is defined as performance-oriented program, scope, and specifications for the design-build project sufficient to permit a design-builder to prepare a response to a political subdivision's request for proposals for a design-build project, which may include:
 - capacity
 - durability
 - standards
 - ingress and egress requirements
 - performance requirements
 - description of site
 - surveys
 - soils and environmental information concerning the site
 - interior space requirements
 - material quality standards
 - design and construction schedules
 - site development requirements
 - provisions for utilities
 - storm water retention and disposal
 - parking requirements
 - applicable government code requirements
 - preliminary designs for the project or portions thereof
 - other criteria for the intended use of the project

Owner's Program



Highlight “Unique” Project Features
For Jackson (example)

- No Dispatch Center
- Limited Holding Cells
- Specific Site Conditions

Owner's Program



1.3 Owner's Program

1.3.1

- The Owner's Program describes the Project scope and contains goals, objectives, and the performance criteria for the Project.
- All submittals from Offerors must be consistent with and designed to achieve the goals and objects set forth in the Owner's Program.

1.3.2

- Offerors shall be entitled to reasonably rely on the accuracy of the information set forth in the RFP
- The selected Design-Builder will be required to perform an independent evaluation of all information provided by the Owner, including but not limited to such design or prescriptive specifications to validate the information provided by the Owner.
- The selected Design-Builder shall remain responsible for meeting the performance requirements of the Project, including but not limited to the requirements that the Project meet the Basis of Design Documents as well as all applicable Legal Requirements.

1.3.3

- The Owner assumes no responsibility for conclusions or interpretations made by the Offeror based on the information provided by the Owner.
- Oral statements made by the Owner representatives are not binding on the Owner unless the Owner confirms the statements and changes by written Addendum to the RFP.
- In the event of a conflict between codes, industry standards and the Owner's Program, the most stringent requirements shall apply and Offerors shall submit their Proposals based on the most stringent requirements.

Confidential Meetings



- **3.3.2 Request for Proposal (RFP), Confidential Individual Meetings & Selection Process**
(Phase II and Phase III)

- d. The Owner will conduct Confidential Individual Meetings with each Short-Listed Offeror as described in the RFP. The format of the Confidential Individual Meetings will be designed to allow the Short-Listed Offerors to ask the Owner questions regarding the Project and the Owner's goals and concerns. All information from the Design-Build Teams provided in the Confidential Individual Meetings will remain confidential during the procurement process; however, see Section 3.1.4 with respect to the potential public disclosure of information provided during the procurement pursuant to any applicable public records act. The Proprietary meetings will also provide an opportunity for direct interaction between the Short-Listed Offeror and the RFP Evaluation Committee.

Summary/Questions



Thank You