
Board of Directors Executive Summary

On November 3, 2020, Deschutes County voters approved a \$195 million bond measure to construct a new Central Library, new Redmond Library, and update the existing libraries in Downtown Bend, East Bend, La Pine, Sisters and Sunriver. The DPL Bond Executive Team working with members of the Owner's Representative team reviewed all statutory options available to select Construction Manager / General Contractors (CM/GC) to execute the construction work for the DPL Bond Program. The team developed a strategy to structure the multiple library projects into four Work Packages (WP). These included WP#1 Central Library, WP#2 Redmond Library, WP#3 Downtown Bend Library and WP#4 Branch Libraries (Sisters, La Pine, Sunriver and East Bend). The team prepared and submitted the exemption documentation to the DPL Board to utilize the CM/GC proposal method for selecting the contractors for these Work Packages. This request was reviewed and approved by the Board during the July 2021 board meeting.

The RFP for CMGC services for Work Package 3 – Downtown Bend Library renovation project was advertised and issued in January 2024. The RFP documents were posted to the DPL Website-Future Libraries-RFP/RFQ for all interested parties to access and download. A mandatory pre-proposal meeting was conducted with eleven firms being represented. Proposals for the CMGC services were due and received on 2-13-24 at 2:00 pm at the DPL Administration office in accordance with the RFP instructions.

The proposals were evaluated by the evaluation team, comprised of DPL Executive Management, Owner's Representatives, and members of our Architectural design team. The evaluation was based on criteria defined in the RFP and contained within the contractor proposals. In addition to ranking the proposals based on the criteria, the evaluation team identified the highest ranked proposing firms to be interviewed. These interviews were conducted in early March, allowing for our engagement with the contractors and their proposed teams. The interviews were structured to allow the contractors to make a presentation followed by a question-and-answer discussion. The interviews allowed the contractors to expand on the information requested in the RFP and included in their proposals, engagement with the proposed project team, and addressing a list of questions the evaluation team had prepared and issued to the contractors. Reference checks were performed based on a set of questions the evaluation team developed. Upon completion of the evaluation process the evaluation team submitted their evaluation scores, which were input into the evaluation worksheet. Cost elements contained in the contractor's proposals were input into the evaluation worksheet, which automatically calculates their corresponding cost evaluation scores. The final evaluation scores and identification of the Highest Ranked Finalists were reviewed by the evaluation team. The evaluation team discussed the results of the scoring and confirmed there were no objections to proceeding with recommending to the Board the approval of the contract

award to the Highest Ranked Finalist for Work Package #3. Evaluation results and the final rankings of the proposers are shown on the following pages for Work Package #3.

Upon completion of the evaluation process a Notice of Intent to Negotiate with the Highest Ranked Finalist subject to Board approval was issued. This notice was issued to each contractor submitting a proposal and posted to the DPL website. This notice commenced the appeal period, which has ended with no appeals received. Negotiations with the Highest Ranked Finalist have commenced to prepare the contract for award, execution, and issuance of a Notice to Proceed following Board action for authorization to award the contract.

Based on this extensive multi-step approach conducted in alignment with Oregon statutory requirements, DPL's administrative rules, and procurement best practices, it is the recommendation of the Evaluation Team to authorize the Executive Director to finalize negotiations and execute a contract with **Kirby Nagelhout Construction Company** to provide CM/GC Services in support of Bond-Funded Construction Projects for Work Package #3. The fee proposals submitted by the four finalists are all within the budget established for project construction services for WP#3.

If DPL and **Kirby Nagelhout Construction Company** are unable for any reason to negotiate a contract within 10 calendar days following notification of intent to negotiate, at a compensation level or with terms that are reasonable and fair to DPL, DPL may either orally, or in writing, formally terminate negotiations with the selected candidate. The negotiation process may continue in this manner through the identified top four candidates until an agreement is reached or DPL terminates the RFP.

DPL CM/GC, Work Package 3 - Downtown Bend Library RFP# 23/24- #15
Evaluation Point Award Summary Worksheet

CRITERIA	Points Available	Compass Commercial	Kirby Nagelhought	CB Construction Inc	CS Construction	SunWest Builders	Griffin Construction	KellCon	Pence Contractors
8.1 Minimum Qualifications, Cover Letter, and Appendix A	Pass/Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
8.2 Proposer Overview, Qualifications, and Expertise	10 Points	4.00 Points	9.38 Points	5.25 Points	8.00 Points	8.38 Points	6.88 Points	6.25 Points	8.38 Points
8.3 Key Personnel Experience and Qualifications	10 Points	3.13 Points	9.25 Points	5.00 Points	7.25 Points	7.50 Points	6.38 Points	6.63 Points	8.25 Points
8.4 Approach	10 Points	4.13 Points	9.00 Points	5.50 Points	8.25 Points	8.13 Points	6.13 Points	6.25 Points	8.13 Points
8.5 Schedule and Cost Control	15 Points	5.63 Points	12.50 Points	7.50 Points	11.63 Points	10.88 Points	9.00 Points	9.25 Points	11.50 Points
Evaluator Points - Sub Total 8.1 - 8.5	45 Points	16.88 Points	40.13 Points	23.25 Points	35.13 Points	34.88 Points	28.38 Points	28.38 Points	36.25 Points
8.6 Fee Schedule Appendix B - 15 Total Points Available Within Two Categories Taken From Pricing Score Calculation Spreadsheet	Points Available								
Pre-Construction Maximum Not-To-Exceed	2 Points	.35 Points	.40 Points	2.00 Points	.70 Points	.59 Points	.48 Points	.35 Points	.75 Points
CM/GC % of Cost of the Work (CW)	11 Points	3.03 Points	10.25 Points	8.64 Points	9.31 Points	9.31 Points	10.80 Points	10.19 Points	11.00 Points
CAT Tax (X%)	2 Points	1.33 Points	1.81 Points	1.33 Points	1.46 Points	2.00 Points	1.90 Points	1.33 Points	1.81 Points
Total Estimated Fees - Pre-Construction & CM/GC % of CW		\$ 1,436,256.00	\$ 504,680.00	\$ 479,000.00	\$ 491,100.00	\$ 504,500.00	\$ 464,646.00	\$ 524,100.00	\$ 421,644.00
Total Fee Points	15 Points	4.71 Points	12.46 Points	11.98 Points	11.47 Points	11.89 Points	13.18 Points	11.87 Points	13.56 Points
Total Available Pre-Interview	60 Points	21.59 Points	52.58 Points	35.23 Points	46.59 Points	46.77 Points	41.56 Points	40.24 Points	49.81 Points
Pre-Interview Point Award Ranking		8 Rank	1 Rank	7 Rank	4 Rank	3 Rank	5 Rank	6 Rank	2 Rank
Post Interview Point Awards & Ranking									
	Points Available	Compass Commercial	Kirby Nagelhought	CB Construction Inc	CS Construction	SunWest Builders	Griffin Construction	KellCon	Pence Contractors
8.7 Finalist Interview(s) and Reference Checks	40 Points	.00 Points	38.38 Points	.00 Points	36.00 Points	32.00 Points	.00 Points	.00 Points	36.63 Points
TOTAL ALL POINTS AVAILABLE	100 Points	21.59 Points	90.96 Points	35.23 Points	82.59 Points	78.77 Points	41.56 Points	40.24 Points	86.43 Points
FINALIST RANKING		Rank	Rank	Rank	Rank	Rank	Rank	Rank	Rank
HIGHEST RANKED FINALIST:		8 Rank	1 Rank	7 Rank	3 Rank	4 Rank	5 Rank	6 Rank	2 Rank