



# City of Prineville

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## STAFF REPORT

**Date:** January 22, 2017  
**To:** Prineville City Council  
**From:** Lori Ontko, Procurement/Contract Administrator

**Staff Report:** Progressive Design Build RFP-Airport Industrial Park Utility Extensions 2018

**The city of Prineville has asked for Proposals to construct the Airport Industrial Park Utility Extensions. This proposal consists of two phases.**

- Preconstruction phase (Phase 1): Prepare design to 80 percent complete, as defined in Attachment B (Scope of Design-Builder Services), and guarantee a maximum price (GMP) proposal. The City of Prineville received proposals January 17, 2017 for the utility extensions Airport Industrial Park.
- Construction phase (Phase 2): Complete design, construction and post-construction tasks, including performance testing, startup commissioning and operator training and support (if GMP or lump-sum price is approved by the Owner in the preconstruction phase)

Proposers were graded using 100 points possible on the following:

- Design-Builder Profile-General, legal structure, projected office location, financial condition and material adverse conditions - 15%
- Project Team-Design-Builder/other firms, key personnel and team management - 25%
- Experience-Project, safety - 40%
- Project Approach- 15%
- Hourly Fee Schedule – 5%

We had four Proposals turned in for consideration:

- Tapani, Inc.
- Mortenson/Century West
- Emery & Son's/Keller Associates
- Taylor NW/Parametrix

Five evaluators scored the proposals, out of 500 points possible the totals are below:

Taylor NW – 465, Mortenson/Century West – 431, Emery & Sons/Keller Associates -409  
Tapani, Inc. – 362

The engineers estimate for the project was **\$4.5 million dollars.**

**Staff Recommendation:**

After reviewing the proposals the staff recommends Council award the Progressive Design Build for the Airport Industrial Park Utility Extensions to:

**Taylor NW/Parametrix.**

- Please see the following page for totals.

**Comparative Evaluation Criteria for RFP Airport Industrial Park Utility Extensions 2018**

**RFP Submittal Deadline 1-17-18 2:00 P.M**

**Categories**

<b>1</b>	Design Builder Profile-General, Legal Structure, Projected Office Location, Financial condition, Material Adverse conditions
<b>2</b>	Project Team, Design Build/Other Firms, Key Personnel, Team Management(firms and Personnel)
<b>3</b>	Experience- Projects, Safety
<b>4</b>	Project Approach
<b>5</b>	Hourly Fee Schedule

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
<b>Total points possible per scorer:</b>	<b>15</b>	<b>25</b>	<b>40</b>	<b>15</b>	<b>5</b>	<b>100</b>

**Taylor NW**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
Scorer #1	13	20	38	13	5	89
Scorer #2	15	23	36	13	5	92
Scorer #3	15	25	35	10	5	90
Scorer #4	15	25	40	15	5	100
Scorer #5	13	24	38	15	4	94
<b>TOTAL</b>						<b>465</b>

**Century West/Mortenson**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
Scorer #1	13	23	36	13	3	88
Scorer #2	12	20	30	13	4	79
Scorer #3	15	20	30	15	4	84
Scorer #4	15	24	35	10	5	89
Scorer #5	13	22	38	14	4	91
<b>TOTAL</b>						<b>431</b>

**Tapani Inc.**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
Scorer #1	10	20	28	10	3	71
Scorer #2	8	19	30	9	4	70
Scorer #3	10	15	30	5	2	62
Scorer #4	14	20	30	5	5	74
Scorer #5	12	20	36	13	4	85
<b>TOTAL</b>						<b>362</b>

**Emery & Sons**

	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Total</b>
Scorer #1	12	23	35	14	3	87
Scorer #2	11	20	32	12	3	78
Scorer #3	10	15	40	10	3	78
Scorer #4	15	20	30	8	5	78
Scorer #5	12	23	35	14	4	88
<b>TOTAL</b>						<b>409</b>

**FINDINGS**

Taylor NW 465 out of 500 possible	
Century West/Mortensen 431 out of 500	
Emery & Sons 409 out of 500	
Tupani 362 out of 500	

Date of Evaluations: 1-18-18