



Deschutes Public Library
Administrative Offices

507 NW Wall Street, Bend, OR 97703
Ph #541-312-5291 Cell# 949-326-3748

December 17, 2021

Attn: RFP Respondents and Concerned Parties
Subj: Notice of Intent to Negotiate with Highest Ranked Finalist
RFP #21-22/09 DPL CM/GC for Bond-Funded Construction Projects
Work Package 4 – Branch Libraries (La Pine, Sisters, East Bend & Sunriver)

Based on responses to the recent request for proposals, interviews conducted on December 14, 2021, and reference information obtained from third party sources, **SunWest Builders** has been identified as the highest ranked finalist to provide Construction Manager/General Contractor (CM/GC) Services for Bond-Funded Construction Projects Work Package 4 – Branch Libraries.

Please review the attached matrix relating to the proposal evaluation conducted in alignment with criteria outlined in the solicitation. The Deschutes Public Library District intends to enter into contract negotiations with the Top Ranked Respondent to provide the services identified in the RFP document based on formal Board action, which is scheduled to take place on Wednesday, January 12, 2022, and resolution of any valid protests.

All questions related to this communication shall be directed to me by phone at (541) 312-5291 or by e-mail at greg@dechase.com.

Sincerely,

A handwritten signature in cursive script that reads "Gregory Holcomb".

Greg Holcomb, Owner's Representative
Deschutes Public Library

DPL CM/GC Services, Work Package 4 - Branch Libraries RFP# 21-22/09

Evaluation Point Award Summary Worksheet

CRITERIA	Points Available	Pence Construction	SunWest Builders
8.1 Minimum Qualifications, Cover Letter, and Appendix A	Pass/Fail	Pass	Pass
8.2 Proposer Overview, Qualifications, and Expertise	10 Points	8.63 Points	9.31 Points
8.3 Key Personnel Experience and Qualifications	10 Points	8.38 Points	9.31 Points
8.4 Approach	10 Points	8.44 Points	9.06 Points
8.5 Schedule and Cost Control	15 Points	11.50 Points	14.06 Points
Evaluator Points - Sub Total 8.1 - 8.5	45 Points	36.94 Points	41.75 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	1.03 Points	2.00 Points
CM/GC % of Cost of the Work (CW)	13 Points	9.65 Points	13.00 Points
Total Fees - Pre-Construction & CM/GC % of CW		\$ 421,276.50	\$ 282,624.50
Total Fee Points	15 Points	10.68 Points	15.00 Points
Total Available Pre-Interview	60 Points	47.61 Points	56.75 Points
Pre-Interview Point Award Ranking		2 Rank	1 Rank
Post Interview Point Awards & Ranking			
	Points Available	Pence Construction	SunWest Builders
8.7 Finalist Interview(s) and Reference Checks	40 Points	35.56 Points	38.81 Points
TOTAL ALL POINTS AVAILABLE	100 Points	83.18 Points	95.56 Points
FINALIST RANKING		2 Rank	1 Rank
HIGHEST RANKED FINALIST: SunWest Builders			

**DPL CM/GC Services, Work Package 4 - Branch Libraries RFP# 21-22/09
Proposal Financial Analysis**

		Pence Construction		SunWest Builders	
Fee Schedule Appendix B	Points Available	Fee or %	Point Award	Fee or %	Point Award
1. Pre-Construction Maximum Not-To-Exceed	2	\$ 132,000	1.03	\$ 68,000	2.00
2. CM/GC % of Cost of the Work (CW)	13	4.65%	9.65	3.45%	13.00
Estimated CM/GC Fee (% * CW)		\$ 289,277		\$ 214,625	
Grand Total Pre-Const & CM/GC Fee		\$ 421,277		\$ 282,625	
Grand Total Point Award	15		10.68		15.00

*** \$6,221,000.00 Estimated cost of the work.

Hourly Rate Schedules

Staff Classifications	Pence Construction		SunWest Builders	
1. Project Executive	\$178.57	Per Hour	\$150.00	Per Hour
2. Sr. Project Manager	\$146.52	Per Hour	\$130.00	Per Hour
3. Project Manager	\$116.04	Per Hour	\$110.00	Per Hour
4. Sr. Superintendent	\$145.22	Per Hour	\$115.00	Per Hour
5. Superintendent	\$120.58	Per Hour	\$105.00	Per Hour
6. Assistant Superintendent	\$108.06	Per Hour	\$95.00	Per Hour
7. Safety Professional	\$99.54	Per Hour	\$105.00	Per Hour
8. BIM Manager/Coordinator	\$116.04	Per Hour	\$125.00	Per Hour
9. Senior/Chief Estimator	\$135.10	Per Hour	\$125.00	Per Hour
10. Estimator	\$84.61	Per Hour	\$105.00	Per Hour
11. MEP Estimator	\$84.61	Per Hour	\$125.00	Per Hour
12. Field Office Coordinator	\$55.91	Per Hour	\$75.00	Per Hour
13. Clerical	\$55.91	Per Hour	\$65.00	Per Hour
14. Scheduler	\$120.58	Per Hour	\$110.00	Per Hour
15. Sr. Project Engineer	\$93.50	Per Hour	\$95.00	Per Hour
16. Project Engineer	\$76.32	Per Hour	\$80.00	Per Hour
17. Assistant Project Engineer	\$55.91	Per Hour	\$70.00	Per Hour
18. MEP Manager	\$116.04	Per Hour	\$105.00	Per Hour
19. Foreman	\$91.69	Per Hour	\$78.00	Per Hour
20. Preconstruction Manager/Director/Estimator	N/A	Per Hour	N/A	Per Hour
21. Project Intern	N/A	Per Hour	N/A	Per Hour
22. Intern Project Engineer	N/A	Per Hour	N/A	Per Hour
23. Cost Engineer/Project Accountant	N/A	Per Hour	N/A	Per Hour
24. Contracts Administrator	N/A	Per Hour	N/A	Per Hour
25. Project Controls Manager	N/A	Per Hour	N/A	Per Hour
26. Design Manager	N/A	Per Hour	N/A	Per Hour
27. LEED/Sustainability Manager	N/A	Per Hour	N/A	Per Hour
28. QA/QC Manager	N/A	Per Hour	N/A	Per Hour
29. IT Labor	N/A	Per Hour	N/A	Per Hour