



**Deschutes Public Library**  
Administrative Offices

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

October 5, 2021

**Attn: RFP Respondents and Concerned Parties**  
**Subj: Notice of Intent to Negotiate with Highest Ranked Finalist**  
**RFP #21-22/06 DPL CM/GC for Bond-Funded Construction Projects**  
**Work Package 1 – Central Library**

Based on responses to the recent request for proposals, interviews conducted on September 28-29, 2021, and reference information obtained from third party sources, **Kirby Nagelhout Construction Company** has been identified as the highest ranked finalist to provide Construction Manager/General Contractor (CM/GC) Services for Bond-Funded Construction Projects Work Package 1 – Central Library.

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 Friday, October 29, 2021, 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](mailto: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 1 - Central Library RFP# 21-22/06 Evaluation Point Award Summary Worksheet					
CRITERIA	Points Available	Kirby Nagelhout Construction Co.	Pence Construction	Skanska USA Building Inc.	Swinerton
8.1 Minimum Qualifications, Cover Letter, and Appendix A	Pass/Fail	Pass	Pass	Pass	Pass
8.2 Proposer Overview, Qualifications, and Expertise	10 Points	8.56 Points	8.50 Points	8.63 Points	8.31 Points
8.3 Key Personnel Experience and Qualifications	10 Points	8.81 Points	8.13 Points	8.25 Points	8.00 Points
8.4 Approach	10 Points	8.50 Points	8.88 Points	8.50 Points	7.13 Points
8.5 Schedule and Cost Control	15 Points	12.63 Points	13.44 Points	11.56 Points	12.69 Points
Evaluator Points - Sub Total 8.1 - 8.5	45 Points	38.50 Points	38.94 Points	36.94 Points	36.13 Points
8.6 Fee Schedule Appendix B - 15 Total Points Available Within Two Categories Taken From Pricing Score Calculation	Points Available				
Pre-Construction Maximum Not-To-	2 Points	1.43 Points	2.00 Points	.51 Points	1.53 Points
CM/GC % of Cost of the Work (CW)	13 Points	12.70 Points	11.62 Points	8.56 Points	13.00 Points
Total Fees - Pre-Construction & CM/GC % of CW		\$ 1,970,935.85	\$ 2,071,851.65	\$ 3,212,356.61	\$ 1,915,998.90
Total Fee Points	15 Points	14.13 Points	13.62 Points	9.07 Points	14.53 Points
Total Available Pre-Interview	60 Points	52.63 Points	52.55 Points	46.01 Points	50.65 Points
Pre-Interview Point Award Ranking		1 Rank	2 Rank	4 Rank	3 Rank
Post Interview Point Awards & Ranking					
	Points Available	Kirby Nagelhout Construction Co.	Pence Construction	Skanska USA Building Inc.	Swinerton
8.7 Finalist Interview(s) and Reference Checks	40 Points	37.00 Points	34.88 Points	.00 Points	33.75 Points
<b>TOTAL ALL POINTS AVAILABLE</b>	<b>100 Points</b>	<b>89.63 Points</b>	<b>87.43 Points</b>	<b>46.01 Points</b>	<b>84.40 Points</b>
<b>FINALIST RANKING</b>		<b>1 Rank</b>	<b>2 Rank</b>	<b>Rank</b>	<b>3 Rank</b>
<b>HIGHEST RANKED FINALIST: Kirby Nagelhout Construction Co.</b>					

**DPL CM/GC Services, Work Package 1 - Central Library RFP# 21-22/06  
Proposal Financial Analysis**

		Kirby Nagelhout Construction Co.		Pence Construction		Skanska USA Building Inc.		Swinerton	
Fee Schedule Appendix B	Points Available	Fee or %	Point Award	Fee or %	Point Award	Fee or %	Point Award	Fee or %	Point Award
1. Pre-Construction Maximum Not-To-Exceed	2	\$ 218,000	1.43	\$ 155,852	2.00	\$ 611,489	0.51	\$ 203,829	1.53
2. CM/GC % of Cost of the Work (CW)	13	2.15%	12.70	2.35%	11.62	3.19%	8.56	2.10%	13.00
<b>Estimated CM/GC Fee (% * CW)</b>		\$ 1,752,936		\$ 1,916,000		\$ 2,600,868		\$ 1,712,170	
<b>Grand Total Pre-Const &amp; CM/GC Fee</b>		\$ 1,970,936		\$ 2,071,852		\$ 3,212,357		\$ 1,915,999	
<b>Grand Total Point Award</b>	<b>15</b>		<b>14.13</b>		<b>13.62</b>		<b>9.07</b>		<b>14.53</b>

\*\*\* \$81,531,900.00 Estimated Cost of Work as stated in RFP

**Hourly Rate Schedules**

Staff Classifications	Kirby Nagelhout Construction Co.		Pence Construction		Skanska USA Building Inc.		Swinerton	
1. Project Executive	\$150.00	Per Hour	\$199.10	Per Hour	\$166.00	Per Hour	\$149.02	Per Hour
2. Sr. Project Manager	\$130.00	Per Hour	\$162.80	Per Hour	\$127.00	Per Hour	\$133.21	Per Hour
3. Project Manager	\$115.00	Per Hour	\$128.70	Per Hour	\$107.00	Per Hour	\$115.81	Per Hour
4. Sr. Superintendent	\$130.00	Per Hour	\$161.70	Per Hour	\$194.00	Per Hour	\$157.80	Per Hour
5. Superintendent	\$120.00	Per Hour	\$133.10	Per Hour	\$134.00	Per Hour	\$119.81	Per Hour
6. Assistant Superintendent	\$115.00	Per Hour	\$119.90	Per Hour	\$115.00	Per Hour	\$107.80	Per Hour
7. Safety Professional	\$105.00	Per Hour	\$110.00	Per Hour	\$126.00	Per Hour	\$114.73	Per Hour
8. BIM Manager/Coordinator	\$110.00	Per Hour	\$93.50	Per Hour	\$136.00	Per Hour	\$112.82	Per Hour
9. Senior/Chief Estimator	\$135.00	Per Hour	\$150.70	Per Hour	\$164.00	Per Hour	\$146.14	Per Hour
10. Estimator	\$115.00	Per Hour	\$93.50	Per Hour	\$101.00	Per Hour	\$119.63	Per Hour
11. MEP Estimator	\$120.00	Per Hour	\$121.00	Per Hour	\$153.00	Per Hour	N/A	Per Hour
12. Field Office Coordinator	\$80.00	Per Hour	\$61.60	Per Hour	\$67.00	Per Hour	\$73.06	Per Hour
13. Clerical	\$70.00	Per Hour	\$61.60	Per Hour	\$67.00	Per Hour	\$73.06	Per Hour
14. Scheduler	\$115.00	Per Hour	\$133.10	Per Hour	\$133.00	Per Hour	By Super	Per Hour
15. Sr. Project Engineer	\$110.00	Per Hour	\$104.50	Per Hour	\$90.00	Per Hour	\$80.32	Per Hour
16. Project Engineer	\$90.00	Per Hour	\$84.70	Per Hour	\$74.00	Per Hour	\$71.50	Per Hour
17. Assistant Project Engineer	\$75.00	Per Hour	\$60.50	Per Hour	N/A	Per Hour	\$0.00	Per Hour
18. MEP Manager	\$115.00	Per Hour	\$141.60	Per Hour	N/A	Per Hour	\$78.43	Per Hour
19. Foreman	\$75.00	Per Hour	\$102.30	Per Hour	\$86.00	Per Hour	\$105.28	Per Hour
20. Preconstruction Manager/Director	\$150.00	Per Hour	N/A	Per Hour	N/A	Per Hour	\$195.48	Per Hour
21. Project Intern	N/A	Per Hour	\$34.43	Per Hour	\$53.00	Per Hour	N/A	Per Hour
22. Intern Project Engineer	N/A	Per Hour	N/A	Per Hour	N/A	Per Hour	\$53.36	Per Hour
23. Cost Engineer/Project Accountant	N/A	Per Hour	N/A	Per Hour	\$76.00	Per Hour	N/A	Per Hour
24. Contracts Administrator	N/A	Per Hour	N/A	Per Hour	\$73.00	Per Hour	N/A	Per Hour
25. Project Controls Manager	N/A	Per Hour	N/A	Per Hour	\$106.00	Per Hour	N/A	Per Hour
26. Design Manager	N/A	Per Hour	N/A	Per Hour	\$139.00	Per Hour	N/A	Per Hour
27. LEED/Sustainability Manager	N/A	Per Hour	N/A	Per Hour	\$127.00	Per Hour	N/A	Per Hour
28. QA/QC Manager	N/A	Per Hour	N/A	Per Hour	\$126.00	Per Hour	N/A	Per Hour
29. IT Labor	N/A	Per Hour	N/A	Per Hour	\$96.00	Per Hour	N/A	Per Hour