



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 #21-22/05 DPL Cost Estimating Services for Bond-Funded Construction Projects

Based on responses to the recent request for proposals, and interviews conducted on October 4, 2021, **JLD Cost Consulting** has been identified as the highest ranked finalist to provide Cost Estimating Services for Bond-Funded Construction Projects.

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.

Sincerely,

Gregory Holcomb

Greg Holcomb, Owner's Representative
Deschutes Public Library

Cost Estimating Services in Support of DPL Bond-Funded Construction Projects
Evaluation Summary Worksheet

CRITERIA	Maximum Points Available	ACC Cost Consultants	Hill International	JLD Cost Consulting	Rider Levett Bucknall
1. Experience and Staffing (Pass/ Fail)	Pass/Fail	Pass	Pass	Pass	Pass
2. CM/GC Experience Qualifications of Proposed	10 Points	6.25 Points	9.00 Points	8.25 Points	8.25 Points
3. Central Oregon experience	5 Points	3.75 Points	3.00 Points	3.00 Points	4.75 Points
4. Schedule	15 Points	10.00 Points	15.00 Points	13.75 Points	12.50 Points
5. *Pricing (See Attached Financial Breakdown)	70 Points	64.15 Points	41.04 Points	70.00 Points	42.10 Points
Total Aggregate Award Based on Criteria	100 Points	84.15 Points	68.04 Points	95.00 Points	67.60 Points

*****Intent to Award: "JLD Cost Consulting" with 95.00 Points"**

**Cost Estimating Services in Support of DPL Bond-Funded Construction Projects
Proposal Financial Analysis**

Project Guaranteed Maximum Price (GMP)	ACC Cost Consultants	Hill International	JLD Cost Consulting	Rider Levett Bucknall
Work Package #1 Central Library	\$ 83,842.00	\$ 53,552.00	\$ 92,400.00	\$ 158,900.00
Work Package #2 Redmond Library	\$ 65,058.00	\$ 71,535.00	\$ 60,600.00	\$ 109,900.00
Work Package #3 Downtown Bend Library	\$ 43,724.00	\$ 69,423.00	\$ 41,300.00	\$ 66,900.00
Work Package #4 Branch Renovations	\$ 52,225.00	\$ 188,270.00	\$ 30,100.00	\$ 37,400.00
Reimbursable Expense Estimate - All Four Work Packages	Cost	Cost	Cost	Cost
Grand Total Work Packages #1-4 Guaranteed Maximum Price	\$ 244,849.00	\$ 382,780.00	\$ 224,400.00	\$ 373,100.00
Net Point Award (70 Possible)	* 64.15	* 41.04	* 70.00	* 42.10
<p>*NOTE - Point Award Algorithm Least Cost Estimating Fees = Full Available Point Award or 70 Points Other Point Award(s) = (Lowest Cost Estimating Fee/Provider Cost Estimating Fee)*Full Available Points Example - (\$100,000/\$125,000)*70 = 56.00 Points</p>				

Hourly Rate Schedule	ACC Cost Consultants		Hill International		JLD Cost Consulting		Rider Levett Bucknall	
**Staff Classifications	Hourly Rates		Hourly Rates		Hourly Rates		Hourly Rates	
1 Principal/Project Lead	\$182.00	Per Hour	\$204.00	Per Hour	\$190.00	Per Hour	\$240.00	Per Hour
2 Senior Cost Estimator	\$145.00	Per Hour	\$133.34	Per Hour	N/A	Per Hour	\$210.00	Per Hour
3 Cost Estimator	\$100.00	Per Hour	\$176.00	Per Hour	N/A	Per Hour	\$160.00	Per Hour
4 Junior Cost Estimator	N/A	Per Hour	N/A	Per Hour	N/A	Per Hour	N/A	Per Hour
5 Administrative Assistant (Clerical)	N/A	Per Hour	\$95.55	Per Hour	\$85.00	Per Hour	\$100.00	Per Hour
6 Structural Cost Estimator	N/A	Per Hour	\$176.00	Per Hour	N/A	Per Hour	N/A	Per Hour
7 Civil Cost Estimator	N/A	Per Hour	\$84.25	Per Hour	N/A	Per Hour	N/A	Per Hour
8 Mechanical Cost Estimator	\$161.00	Per Hour	\$156.44	Per Hour	N/A	Per Hour	\$235.00	Per Hour
9 Electrical Cost Estimator	\$145.00	Per Hour	\$156.44	Per Hour	N/A	Per Hour	\$235.00	Per Hour
10 Plumbing Estimator	\$161.00	Per Hour	\$156.44	Per Hour	N/A	Per Hour	\$235.00	Per Hour
11 Director Consultant	N/A	Per Hour	N/A	Per Hour	\$180.00	Per Hour	N/A	Per Hour
12 Senior Consultant	N/A	Per Hour	N/A	Per Hour	\$165.00	Per Hour	N/A	Per Hour
13 Consultant	N/A	Per Hour	N/A	Per Hour	\$150.00	Per Hour	N/A	Per Hour
14 Associate Consultant	N/A	Per Hour	N/A	Per Hour	\$135.00	Per Hour	N/A	Per Hour
15 Associate	N/A	Per Hour	N/A	Per Hour	\$115.00	Per Hour	N/A	Per Hour