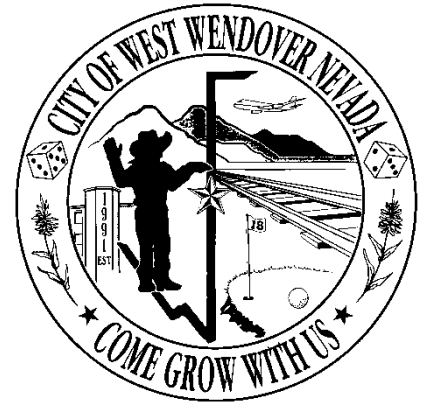


CITY OF WEST WENDOVER OFFICE OF CITY MANAGER

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Memo

To: Mayor & City Council
From: Chris J. Melville, City Manager/Director Community Development
CC: [Click [here](#) and type name]
Date: 10/28/2021
Re: Agenda – November 2, 2021 – RFQ-RFP Design Build Team Selection, Fire Station and Optional Community & Recreation Center

Mayor/Council:

The City Manager's RFQ/RFP Selection Committee for the selection of the Design-Build Construction Team to complete the Fire Station and Optional Community and Recreation Center Projects has finished its work. Attached is City Engineer Darin Hawkes memo regarding the process and the result. We had four finalists in the process; all would have been capable of doing the projects.

I would ask you to approve the recommendation of the Committee and officially select the Design-Build Construction Team of: **CORE / TSK**. CORE Construction is located out of Reno, Nevada and TSK Architects has offices in both Reno and Las Vegas. As you will see in the attached memo, they received the highest score on the RFQ and the RFP and thus highest aggregate score.

I would like to thank the Committee Members for their participation and commitment in seeing this process through which we began in June. Those members included: Mayor Corona, Council Members Durham and Trujillo, Fire Chief Knudtson, CFO Debbie Sanchez, myself and representatives of the West Wendover Recreation District which included: Board Chairman Sony Longson, Board Member Gary Corona and District Administrator Jamey Richardson. A great deal of time, material reading, reviewing and ranking along with in person and video meetings went into the process.

Along with your approval the same item is on the WWRD Board agenda for November 4th wherein they will also approve the recommendation of the Committee (presumably). With the approvals complete, official notification will be made to the submitters on the selection and from there I will begin working with CORE on the related agreements and with USDA Rural Development on processes to reach a Notice to Proceed (NTP) for design to begin on the Fire Station. Based on the preliminary schedule, design would start on/about March and continue into summer with construction starting mid-summer to fall of 2022 on the Fire Station. This is only a preliminary schedule with a firmer schedule to be developed as we begin the design work on the Fire Station.



TECHNICAL MEMORANDUM

TO: Chris Melville, West Wendover City Manager
FROM: Darin Hawkes, PE, City Engineer
DATE: October 20, 2021
SUBJECT: Fire Station / Community Rec. Center RFP / RFQ Process
PROJECT NO.: WND000706, Task 0076

The Request for Qualification and Request for Proposals (RFQ/RFP) portion of the Fire Station & Community Recreation Center Project was concluded yesterday after the selection committee convened a final meeting to review the proposals received and apply scoring based on the criteria detailed in the RFP. Review and scoring of the received RFQ was conducted on August 9th, 2021.

A total of four design-build contractors responded to the RFQ advertisement and all were deemed qualified by the selection committee to continue to the RFP phase based on the selection criteria. These design-build contractors are:

- Wadman / Babcock – Ogden, UT
- Hogan / VCBO – Centerville, UT
- Core / TSK – Reno, NV
- Bid-D / JRCA – Salt Lake City, UT

Each contractor submitted a proposal based on the scope of work detailed in the RFP which included a price proposal for Phase 1A – Concept to 30% Design & Price Validation, and Phase 2 – Construction Management Services. Phase 1B – 30% to GMP & Final Design (GMP to 100% Design) was not included in the price proposals due to the project delivery method selected and unknown/undefined nature of the project scope at this stage. This pricing will be negotiated with the selected design-build contractor upon completion of Phase 1A and price validation of the project. Phase 2 pricing was provided as a percentage of the estimated total project cost of 17 million dollars.

Scores from each of the committee members were averaged for both the RFQ and RFP and combined into an aggregate average score. The contractor with the highest aggregate average is deemed to be the most qualified and recommended contractor for consideration of contract award. Scores are provided below:

RFQ

Company	Score 1	Score 2	Score 3	Score 4	Score 5	Score 6	Score 7	Score 8	Average Score (Max. 100 pts)
Big D	90	97	80	100	99	80	92	0	91
Hogan	85	98	80	100	96	82	87	0	90
Wadman	85	87	80	100	85	98	82	0	88
Core	100	98	80	100	95	100	87	0	94

RFP

Company	Score 1	Score 2	Score 3	Score 4	Score 5	Score 6	Score 7	Score 8	Average Score (Max. 200 pts)
Big D	192	174	174	180	180	137	180	179	175
Hogan	187	152	179	187	185	138	185	188	175
Wadman	157	179	179	193	192	182	192	173	181
Core	195	198	196	196	200	198	200	196	197

Company	Average Aggregate Score (Max. 300 pts)
Big D	266
Hogan	265
Wadman	269
Core	292

As indicated in the scoring above, Core / TSK received the highest average aggregate score. Note that Core / TSK received the highest individual average score for both the RFQ phase and RFP phase.

Pricing provided by Core / TSK for the phases indicated in this memo were the lowest received and are as follows:

- Phase 1A – Concept to 30% Design & Price Validation \$250,000.00
- Phase 2 – Construction Management Services (% of total Project Cost) 3.5%

**Pricing provided by the other contractors is included in their individual proposals and can be provided upon request.*

It is recommended, based on the selection committee reviews, that the Core / TSK design-build construction team be considered for award of the project contract.

