

Request for Qualification #20-07-25 and Request for Proposal #20-08-25 Due Diligence

Title: Job Order Contracting (JOC) Job Order Contracting Services-General Contractors

Cooperative: SAVE

Issuing District: Cave Creek Unified School District

EDGAR Compliant

Vendor Name: Danson Construction

Expenditures	Compliance
If the Coop used construction-manager-at-risk, design-build, or job-order-contracting to procure construction services, did the Coop comply with the requirements of R7-2-1100 through R7-2-1115?	Yes, See below
If the District used multi-term contracts for materials or services and contracts for job-order-contracting construction services that were entered into for more than 5 years, did the Governing Board determine in writing that a contract of longer duration would be advantageous to the District before the procurement solicitation was issued? A.R.S. §15-213(K) and R7-2-1093	Yes, See Determination
R7-2-1106 Procurement of construction using APDM The District may use an APDM if the District determines in writing that such APDM method is advantageous to the District.	Each District must make the JOC determination prior to using this contract.
R7-2-1106 Limit awards to only the number of contracts specified in the RFQ.	RFQ Pg 41, #31, The shortlisted firms of three (3) to five (5) will be sent the RFP for Job Order Contracting Services-General Contractors.
R7-2-1106 Interviews determining final list, and order of final list the committee shall only use the weighting in the RFQ	N/A RFQ Pg 28 No interviews were conducted
R7-2-1107 Section Committee make up, not more than seven members and at least one person who is, a senior member of Construction and an Architect or Engineer. ARS 32-121, Non-employees serving shall not compensated nor provide services under the contract.	Mike Santina, Janet Salazar, Richard Helms, Jessical Bateman, VP at Rytan Construction (lic 260303) and Don Brubaker, Architect (lic#24637
R7-2-1108 Notice Give adequate notice of the solicitation, Compile and maintain a list of persons who requested to be added to a list of prospective bidders, if any? R7-2-1023, Issue the solicitation at least 14 days before the due date and time set for bid unless a shorter time was determined necessary? R7-2-1024(A)	Yes, electronic notification was sent to all registered vendors at AZPurchasing.com Issued on 2/18/20 and Due March 5, 2020
RFQ Mandatory Information Shall Include: <ol style="list-style-type: none"> 1. Is it for multiple contracts 2. Type of construction services to be performed 3. Submission Requirements 4. Date and Time Due 5. General information on scope of work, 6. Selection Criteria and weight 7. Contractors selection plan 8. Type of contract to be used 9. Interviews 10. Public Inspection 11. Receipt and Opening 12. Cancellation in part or whole 	<ol style="list-style-type: none"> 1. Yes RFQ The shortlisted firms of three (3) to five (5) will be sent the RFP for Job Order Contracting Services-General Contractors. 2. ,RFQ Page 43, repairs, maintenance, additions, renovations, remodeling, and tenant improvements 3. Yes, RFQ Page 24, 4. Yes, RFQ Pg 1 5. Yes, RFQ Pg 43 SOW 6. Yes, RFQ, Pg 28, Evaluation Criteria 7. Yes, RFQ, 24, #6, B, #4 Subcontractor Management Plan 8. Yes, RFQ 24, #6, C, #1, b; RS Means or Open Book 9. RFQ Pg 28 No interviews 10. Yes, RFQ Pg 11 , 4C Public Record 11. RFQ, RFQ Pg 1 12. Yes, Pg 19 #8 Contract Termination

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<p>R7-2-1106. Procurement of construction using alternative project delivery methods</p> <p>A. An entity may use an alternative project delivery method if it determines in writing that such alternative project delivery method is advantageous to the entity. The following factors may be used for such determination:</p> <ol style="list-style-type: none"> 1. Cost and cost control method; 2. Value engineering; 3. Market conditions; 4. Schedule; 5. Required specialized expertise; 6. Technical complexity of the project; or 7. Project management. 	<p>District Must Make This Determination prior to using this contract.</p>
<p>B 3. For job-order-contracting construction services, the entity may award a single contract, or multiple contracts for similar job-order-contracting construction services to be awarded to separate persons.</p>	<p>Yes, up to five, Gen T&C's 5.7 multiple awards.</p>
<p>B 5. The entity and the selection committee shall not request or consider fees, price, man-hours or any other cost information at any point in the selection process under this Section and R7-2-1107, R7-2-1108, R7-2-1110, and R7-2- 1111, including the selection of persons to be interviewed, the selection of persons to be on the final list, in determining the order of preference of persons on the final list or for any other purpose in the selection process, except as provided in R7-2-1110(D) and R7-2-1111.</p>	<p>Yes, RFP Evaluation Process, After completion of the technical evaluation, the committee shall open, evaluate and score the price proposals Page 27; Provide an Envelop in the original with your schedule of all fees for the contract using the Excel document provided to you.</p>
<p>B6. In determining the persons to participate in any interviews, in determining the persons to be on the final list, and in determining the order on the final list, the selection committee shall use and consider only the criteria and weighting of criteria in the request for qualifications. No other factors or criteria may be used in the evaluation, determinations and other actions.</p>	<p>N/A No interviews</p>
<p>B7. Notwithstanding any other provision specifying the number of persons to be interviewed, the number of persons to be on a final list, or any other numerical specification in R7-2-1106 through R7-2-1115:</p>	<p>N/A No interviews</p>
<p>F. For the procurement of multiple contracts for job-order-contracting, the same selection committee shall be used for all contracts in the procurement.</p>	<p>Yes, See Committee Documents in electronic file, Same Committee used for both</p>
<p>E. The factors in the scoring method described in the request for proposals may include:</p>	<p>Yes, RFP Pg 17, #H Evaluation Criteria</p>
<p>2. Offeror qualifications.</p>	<p>Yes, 300 points</p>
<p>3. Offeror Safety Plan and Record</p>	<p>Yes, 200 points</p>
<p>4. Bonding Capacity</p>	<p>Yes, 100 Points</p>
<p>5. An offeror quality management plan.</p>	<p>Yes, 300 points</p>
<p>6. Other evaluation factors that demonstrate competence and qualifications for the type of construction services in the request for proposals as determined by the entity, if any.</p>	<p>Yes, 100 points</p>
<p>H. Before opening any price proposal, the selection committee shall open and evaluate the final technical proposals and score the final technical proposals using the scoring method in the request for</p>	<p>Yes, RFP Pg 17, H After technical evaluation, the committee shall open, evaluate and score the price proposals</p>

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proposals. No other factors or criteria may be used in evaluation and scoring.	
I. After completion of the evaluation and scoring of all final technical proposals, the selection committee shall open, evaluate and score the price proposals, and complete scoring of the entire proposals using the scoring method in the request for proposals. No other factors or criteria may be used in evaluation and scoring.	Yes, RFP Evaluation Process, After completion of the technical evaluation, the committee shall open, evaluate and score the price proposals
L. Before or at the same time as the entity notifies the selected offeror of contract award, the entity shall notify all other offerors of the award.	Yes, see dates of all letters of notifications
N. The procurement file shall contain the basis on which the award is made, including at a minimum the information and documents required under R7-2-1115.	Yes, Pg 26, Proposal instruction
O. A copy of the request for proposals shall be made available for public inspection at the entity office.	Yes, RFP, Pg 6, 4F, Public Record
R7-2-1112. Contractor licenses, contract and performance requirements	Yes, RFP Pg 23, SOW K contract vendor shall provide design services rated to the job order
A. Notwithstanding any other rule:	
1. The contractor for design-build or job-order-contracting construction services is not required to be registered to perform design services pursuant to A.R.S. Title 32, Chapter 1 if the person actually performing the design services on behalf of the contractor is appropriately registered.	
2. The contractor for construction-manager-at-risk, design-build or job-order-contracting construction services shall be licensed to perform construction pursuant to A.R.S. Title 32, Chapter 10.	Yes, RFP, Tab 1, Copy of current Arizona Contractor's license
E. For job-order-contracting construction services only:	Yes, RFQ Pg 30, #7 Maximum JOC order:
1. The maximum dollar amount of an individual job order for job-order-contracting construction services shall be one million dollars or a higher or lower amount prescribed by the governing board in a policy adopted in a public meeting held pursuant to A.R.S. Title 38, Chapter 3, Article 3.1. Requirements shall not be artificially divided or fragmented in order to constitute a job order that satisfies the requirements of this subsection.	The maximum dollar amount of an individual JOC order shall be one million dollars or such higher and lower amount prescribed by the ARS, Title 38, Chapter, 3, Article 3.1 or a rule adopted by the public entity as the maximum amount of an individual JOC order. Requirements shall not be artificially divided or fragmented in order to constitute a JOC order that satisfies this requirement.
2. If the contractor subcontracts or intends to subcontract part or all of the work under a job order and if the job-order-contracting construction services contract includes descriptions of standard individual tasks, standard unit prices for standard individual tasks and pricing of job orders based on the number of units of standard individual tasks in the job order:	Yes, RFQ, Pg 43, F. 1 Use of subcontractors
F. For all construction services contracts, the contractor performing the construction services is permitted to self-perform part of the construction work, if and to the extent agreed in writing by the entity and the contractor. The entity may use methods other than competitive bidding to assure itself that the price the entity pays to	Yes, RFP, Pg 26, Tab 3, Self-perform

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the contractor for self-performed work is fair and reasonable. Permitted methods to evaluate fairness and reasonableness of the price of self- performed work include evaluation of the contractor's proposed scope of work and price for self-performed work by an estimator who is hired and paid by the entity, who is independent of the contractor and who may be an employee of the entity.	
Volume	The Survey indicated that \$18,000,000 was the annual spend on this contract.
Vendor Selection Process	
Danson Construction was among the highest ranking offer, General Contractor, provide Complete contract management services including scope definition, procurement planning, and scheduling. Aggregate bonding capacity of \$75M and holds a current A, B, B-1 AZ ROC license.	

Because of considerations on these pages, it is in the best interest of the District and beneficial to use a cooperative contract rather than issuing one with our staff. All relevant factors above were taken into consideration in order to make this decision. It was determined that the contract is in substantial compliance and approval to use is recommended.

Signature of District Employee

Title