

Van Asselt School
Addition
&
Asa Mercer Middle
School Replacement

M/ECCM
Pre-Submittal Meeting
09/03/20



CORNERSTONE
General Contractors



AGENDA

- Team Introduction
- Brief Project Overview & Schedule
- Reasoning for MCCM & ECCM Process
- Selection Process and Criteria
- Questions and Comments



Team Introduction

Owner: Seattle Public Schools

Owner's Construction Manager: Shields Oblatz Johnsen, Inc

GCCM Contractor: Cornerstone General Contractors, Inc

Architect: Bassetti Architects

Mechanical Engineer: Metrix Engineers

Electrical Engineer: Hargis Engineers



Van Asselt School Addition

- New 30 classroom addition
- Renovation of Historic 1909 Building
- Minor renovation of existing 1950's building
- January 2022 – June 2023



Mercer Middle School Replacement

- Approximately 176,000 SF
- New playfield
- 1000 students grade 6-8
- July 2023 – May 2025

Schedule



Selection Timeline

Pre-Submittal Information Meeting	09/03/20
Receive RFP's	09/15/20
Interview Notification Shortlisting	09/18/20
Interviews	10/02/20
Bids Due	10/21/20

Van Asselt School Addition

Schematic Design	Feb 2020 – Aug 2020
Design Development	Sep 2020 – Dec 2020
Construction Documents/Bidding	Jan 2021 – Oct 2021
Construction	Jan 2022 – Jun 2023
Final Completion	Aug 2023

Asa Mercer Middle School Replacement

Schematic Design	Jan 2021 – Jul 2021
Design Development	Jul 2021 – Jan 2022
Construction Documents/ Bidding	Jan 2022 – Jul 2023
Construction	Jul 2023 – May 2025
Final Completion	Aug 2025

Reasoning for MCCM & ECCM



- Maximize value of available funding.
- Seeking subcontractor knowledge and expertise to assist with early design decisions.
- Estimating and cost studies with the goal of providing greater cost certainty.
- Opportunity for input into constructability and design efficiencies.
- Early procurement of long lead material and equipment.
- Optimizing overall schedule duration.
- Early MEP coordination.
- Maximize use of Building Information Modeling technology.

Selection Process & Criteria



Written Proposals

Staff qualifications	30 points
Past performance on relevant projects	24 points
Self-performed work, firm location, current workload	10 points
Accident prevention program and safety record	4 points
Project approach	20 points
DBE /MWBE approach	12 points
Total Possible Points for Written Proposals	100 Points

Interviews

Presentation: Clarity of expression and thoroughness of presentation, firm's understanding of and approach to the requirements of the Project.	25 Points
<u>Specific</u> Questions: Thoroughness and insight in providing direct and clear answers to the questions asked.	25 Points
Communication: Overall quality of the team's presentation including interpersonal communications between team members and the interview panel. Quality of questions asked by the firm.	20 Points
Total Possible Points for Interview:	70 Points

Selection Process & Criteria

Final Pricing Proposals

Lowest Conforming Fee Proposal will receive 30 Points.

Other Proposals will be scored as follows:

(Low Conforming Proposal* / Proposal Submitted) x 30 Points

***Conforming Proposal = Total Bid Form Proposal Amount**

Total Possible Points = 200 Points (100 Points for Written + 70 Points for Interview + 30 Points for Fee)

Upon approval of the Owner, the M/ECCM earning the highest combined score will be selected for preconstruction services and GMP negotiation. **Note, each project will be contracted separately.**

In the event of a tie the MC/CM firm with the lowest conforming proposal will be selected for preconstruction services and GMP negotiation.

CGC and the SPS reserve the right to reject any firm whose Final Proposal deviates from the mean of all responsive Final Proposal's by more than 20%.



QUESTION & COMMENTS

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