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Transforming Lives by Instilling 21st Century Skills and Inspiring Lifelong Learning in Every Student

Campus Refresh: Roofing, HVAC & Site Work Lease-Lease-Back Selection Process

Background:

On September 14, 2018, The Board of Education received a presentation on the LLB project delivery methodology. On November 14, 2019 The Board of Education approved a call for proposals for (Multi-Campus Improvement) Campus Refresh: Roofing, HVAC & Site Work.

Development of the LLB Request for Qualifications/Proposals (RFQ/P):

The RFQ/P was developed by the office of School Planning Construction utilizing the template language approved by legal counsel. The RFQ/P was seeking LLB entities (General Contractors) who are experienced in the construction of public school facilities in Northern, and are experienced in the LLB method of project delivery to provide the District pre-construction services, project cost estimates, design constructability review, value engineering (as needed) and construction of the facility.

The RFQ/P specified that the following selection criteria were to be scored in determining best value and selecting the most qualified LLB entity whose proposal scored the most points, based upon those criteria.

Criteria	Maximum Points
FEE PROPOSAL %	70
FEE PROPOSAL Pre-Construction	30
PERCENTAGE OF CREDIT LINE USED	5
QUALIFICATIONS (RFP RESPONSE)	140
REFERENCES	260
INTERVIEW	400

Issuance of Request for Proposals:

The RFQ/P was issued on January 16, 2020 to the District's prequalified contractors as well as plan rooms. Information was posted to the District website and in the Napa Register. There was a pre-proposal meeting, which were well attended. Firms were given an overview of the project were taken to the project site.

Receipt of Proposals from LLB Entities:

Two firms provided proposals for evaluation. Both firms were invited to interview on February 13, 2020.

Interview Process:

The two firms were Ridgeview Builders and Wright Contracting. Each firm is well regarded in the industry and eager to do business with NVUSD. School Planning & Construction provided an interview outline to each finalist firm. An interview panel was established with the goal being to find the best fit for construction, planning and maintenance.

Each member independently scored each firm with a maximum point value of 400.

These topics were outlined in the RFP and assigned a maximum point allocation. The score cards provided by each panelist were then averaged, with each Contractor receiving points based on its average score. Those points were added to their scores from the first phase and resulted in a total score. Please see attached score sheet.

Conclusions and Next Steps:

In accordance with the tabulated scores the office of School Planning and Construction recommends the Board of Education move forward with award of Lease-Lease-Back preconstruction services contract to Wright Contracting.

In the coming weeks Wright would begin to review the documents for the project, conduct constructability review, develop detailed cost estimates and begin to package the project for sub-contractor trade bids. Upon completion of sub-contractor bids, School Planning and Construction would bring forth, to the Board of Education, a recommendation to award Lease-Lease-Back Site Lease Facilities Lease Agreements, finalizing this process and beginning physical construction of the project.