Meeting Date: 15/1/

## AGENDA REPORT

City of Santa Clara, California



Date:

June 28, 2011

To:

Executive Director for Stadium Authority Action

From:

Administrative Analyst to the City Manager

Subject:

Adoption of a Resolution Approving the Stadium Authority Subcontractor Selection and

Procurement Plan

## **EXECUTIVE SUMMARY:**

The Santa Clara Stadium Authority is proposing to adopt a Stadium Authority Subcontractor Selection and Procurement Plan (Procurement Plan), in order to implement the requirement of SB 43 that allows the Stadium Authority to award a design-build contract for the construction of the Stadium under certain conditions.

As a requirement of SB 43, any subcontracts awarded by the design builder to be funded with either Redevelopment Agency funds (not to exceed \$40 million) or CFD funds (not to exceed \$35 million) must be awarded to the lowest responsible bidder in accordance with the procedures applicable to the City in the City Charter. All other subcontracts may be awarded on a best value basis. The Procurement Plan specifies the process that the design builder must use to award these subcontracts.

Details of the Procurement Plan are contained in the Discussion section. A copy of the Procurement Plan has been placed in Council offices.

## ADVANTAGES AND DISADVANTAGES OF ISSUE:

Adoption of the Procurement Plan will establish the procedures that will be used to award subcontracts funded with Redevelopment Agency or CFD funds, ensuring these subcontracts are awarded consistent with the requirements of SB 43.

## **ECONOMIC/FISCAL IMPACT:**

Adoption of the Procurement Plan will ensure that redevelopment agency funds and CFD finds used to pay for construction costs of the stadium will be awarded pursuant to a competitive bid process designed to ensure that the lowest responsive and responsible bidder is selected. This process for award of the subcontracts is the process used by the City and the Agency, as well as other public agencies and is designed to ensure that public funds for construction projects are used in a cost effective manner.

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## **RECOMMENDATION:**

That the Authority adopt the Resolution approving the Stadium Authority Subcontractor Selection and Procurement Plan, in order to implement the requirement of SB 43 that allows the Stadium Authority to award a design-build contract for the construction of the Stadium under certain conditions.

Pamela J. Movrison

Administrative Analyst to the City Manager

APPROVED:

Jennifer Sparaciño

Executive Director for Stadium Authority

Documents Related to this Report:

1) Subcontractor Selection and Procurement Plan

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### DISCUSSION:

The Stadium Authority Subcontractor Selection and Procurement Plan is designed to implement the requirement of SB 43 which allows the Stadium Authority to award a design build contract for the construction of the Stadium under certain conditions. As a requirement of SB 43, any subcontracts awarded by the design builder to be funded with either Redevelopment Agency funds or CFD funds must be awarded to the lowest responsible bidder in accordance with the procedures applicable to the City in the City Charter. All other subcontracts awarded by the design-builder may be awarded on a best value basis.

## Lowest Responsive and Responsible Bidder:

Subcontracts to be paid for or reimbursed with Redevelopment Agency or CFD funds will be awarded as follows:

- Design-builder may pre-qualify subcontractors by issuing a Request for Qualifications (RFQ)
- Notice of availability of RFQ will be published in City designated newspaper
- The Design-Builder will circulate a Request for Proposal (RFP) to pre-qualified subcontractors, if the pre-qualification process is used, or will publish notice of the availability of the RFP if the pre-qualification process is not used.
- The basis for award of the contract shall be to the lowest responsive and responsible bidder.
- Appeals from subcontractors shall be in accordance with procedures specified in the RFP.

#### **Best Value Selection:**

Subcontracts that are paid from sources other than the Redevelopment Agency and CFD funds may be awarded on a best value basis. Procedures for selection will be similar to the process for the Lowest Responsive and Responsible Bidders outlined above, including an optional pre-qualification process for subcontractors and an RFP. Additional procedures for the award of subcontracts on the basis of best value include a detailed scope review and interview process. Subcontracts awarded on a best value basis will be awarded pursuant to objective criteria set forth in the Procurement Plan and the RFP.

RESOLUTION NO. (STADIUM AUTHORITY)

A RESOLUTION OF THE SANTA CLARA STADIUM AUTHORITY APPROVING A SUBCONTRACTOR

SELECTION AND PROCUREMENT PLAN RELATED TO

THE CONSTRUCTION OF THE STADIUM PROJECT

BE IT RESOLVED BY THE SANTA CLARA STADIUM AUTHORITY AS FOLLOWS:

WHEREAS, on February 22, 2011, by City of Santa Clara Resolution No. 11-7825, the City of

Santa Clara authorized the execution of a Joint Powers Agreement ("Agreement") with the City of

Santa Clara Redevelopment Agency to form the Santa Clara Stadium Authority ("Stadium

Authority");

WHEREAS, the Stadium Authority was formed to facilitate the development and operating of a

stadium in the City suitable for NFL games ("Stadium Project") and to fulfill the mandates of

Measure J, "The Santa Clara Stadium Taxpayer Protection and Economic Progress Act";

WHEREAS, pursuant to Government Code Section 6532 the Stadium Authority is authorized to

award a contract for the development of the Stadium Project to a qualified design builder under

certain conditions; and

WHEREAS Government Code Section 6532 requires that if the Stadium Authority awards a design-

build contract then it must establish a competitive bid process pursuant to which the design-builder

will award subcontracts; and

WHEREAS, the Subcontractor Selection and Procurement Plan sets forth a competitive bid process

for the selection of subcontractors by a design-builder selected by the Stadium Authority to develop

the Stadium Project; and

WHEREAS, the Stadium Authority has determined that the Subcontractor Selection and Procurement

Plan meets the requirements of Government Code Section 6532; and

WHEREAS, the Staff Report provides additional information upon which the findings and actions

set forth in this Resolution are based.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SANTA CLARA STADIUM

**AUTHORITY AS FOLLOWS:** 

1. That the Board of the Stadium Authority hereby finds that the above Recitals are true and

correct and by this reference makes them a part hereof.

2. The Stadium Authority hereby approves the Subcontractor Selection and Procurement Plan.

The Executive Director is authorized to implement Subcontractor Selection and Procurement Plan

and take all further actions and execute all other documents which are necessary or appropriate to

carry out the Subcontractor Selection and Procurement Plan.

3. The Authority Secretary shall certify to the adoption of this Resolution.

4. <u>Constitutionality, severability</u>. If any section, subsection, sentence, clause, phrase, or word of

this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or

invalid for any reason, such decision shall not affect the validity of the remaining portions of the

resolution. The City of Santa Clara, California, hereby declares that it would have passed this

resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of

the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be

declared invalid.

(Paragraph 5 and certification follows on next page)

Santa Clara Stadium Authority Resolution/Procurement Plan Rev: 03-07-11; Typed: 06-28-11

5.	Effective date. This resolu	lution shall become effective immediately.
I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED		
AND ADOPTED	BY THE SANTA CLA	ARA STADIUM AUTHORITY, AT A REGULAR
MEETING THEREOF HELD ON THE DAY OF JULY, 2011, BY THE FOLLOWING VOTE		
AYES:	BOARD MEMBERS	S:
NOES:	BOARD MEMBERS	<b>5</b> :
ABSENT:	BOARD MEMBERS	S:
ABSTAINED:	BOARD MEMBERS	S:
	ATTEST:	ROD DIRIDON, JR. SECRETARY OF THE STADIUM AUTHORITY SANTA CLARA STADIUM AUTHORITY

Attachments incorporated by reference:

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 $<sup>1. \,</sup> Staff \, Report \, dated \, June \, 28, 2011; \, Adoption \, of \, a \, Resolution \, Approving \, the \, Stadium \, Authority \, Subcontractor \, Selection \, and \, Procurement \, Plan \, And$ 

# SANTA CLARA STADIUM AUTHORITY SUBCONTRACTOR SELECTION AND PROCUREMENT PLAN

## I. <u>INTRODUCTION</u>

On June 8, 2010, the voters of the City of Santa Clara (the "City") approved Measure J, which endorses the construction, operation and maintenance of a stadium in the City suitable for NFL games (the "Stadium"). The Stadium Authority (the "Authority") is a joint powers authority formed by and comprised of the City, its Redevelopment Agency (the "Agency") and the Bayshore North Project Enhancement Authority for the purpose of acquiring, financing, constructing, owning, managing, operating and maintaining the Stadium and related facilities. The Authority expects to enter into a lease of the Stadium to 49ers Stadium Company, LLC, an affiliate of the San Francisco 49ers ("Stadco").

Section 6532 of the California Government Code ("Section 6532") authorizes the Authority to award a contract for the Stadium construction project to a qualified design-builder under certain conditions, and provides that, if the Authority awards such a design-build contract, then it must establish a competitive bid process pursuant to which the design-builder will be required to award subcontracts. This Subcontractor Selection and Procurement Plan ("Procurement Plan") sets forth the competitive bid process required by Section 6532. As used herein, the term "Design-Builder" refers to any design-build contractor that has been awarded, or would be eligible to be awarded, a design-build contract with the Authority (the "Design-Build Agreement") in accordance with the provisions of Section 6532.

If the Authority participates in the subcontractor selection process prior to the award of any Design-Build Agreement, such participation is solely for the purpose of confirming compliance with the requirements of Section 6532, so that the Authority can determine if a proposed Design-Builder is eligible for award of a Design-Build Agreement pursuant to Section 6532. The Authority shall have no liability or responsibility to any proposed Design-Builder, or to any subcontractors selected by any proposed Design-Builder as a result of such participation.

## II. PROCESS

#### A. APPLICABILITY

This Procurement Plan applies to all subcontracts to be awarded by any Design-Builder, regardless of whether the subcontractor is selected before or after the award of the Design-Build Agreement. All subcontracts shall be awarded using either the lowest responsive and responsible bidder or by best value, as further described below. Subcontracts awarded on the basis of best value shall not be funded, either through direct payment or reimbursement, using funds contributed by the Agency or by a community facilities district ("CFD") established under the Mello-Roos Community Facilities Act. Funds contributed by the Agency or a community facilities district may be used only to fund subcontracts awarded to the lowest responsible bidder in a manner consistent with the process applicable to the City under its charter. This Procurement Plan applies only

to subcontracts awarded by the Design-Builder and does not apply to the award of subsubcontracts or other lower-tier subcontracts.

#### B. LOWEST RESPONSIBLE AND RESPONSIVE BIDDER

## 1. Applicability.

As noted above, Section 6532 requires that all subcontracts be awarded using either the lowest responsive and responsible bidder or by best value. Section 6532 also provides that subcontracts awarded on the basis of best value shall not be funded, either through direct payment or reimbursement, using funds contributed by the Redevelopment Agency of the City of Santa Clara or by a community facilities district established under the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5). Funds contributed by the Redevelopment Agency of the City of Santa Clara or a community facilities district may be used only to fund subcontracts awarded to the lowest responsible and responsive bidder in a manner consistent with the process applicable to the City of Santa Clara under its charter.

This Section II.B sets forth the process to be followed for award of subcontracts to the lowest responsible and responsive bidder. This process must be followed for the award of any subcontracts to be paid from RDA Funds or CFD Funds (as defined below). This process may, but is not required to be used, for the award of other subcontracts. This process will be used primarily for trade packages that are awarded on a traditional "design-bid-build" basis, rather than for "design-build" or "design-assist" trade packages.

As used in this Procurement Plan, the term "RDA Funds" means funds contributed or reimbursed by the Agency, which funds shall not exceed \$40,000,000 (exclusive of debt service and other financing costs), and the term "CFD Funds" means funds contributed or reimbursed by a Mello-Roos Community Facilities District formed by the City, which funds shall not exceed \$35,000,000 (exclusive of debt service and other financing costs). RDA Funds or CFD Funds shall be used solely to fund subcontracts that are awarded to the lowest responsive and responsible bidder in accordance with the procedures set forth in this Procurement Plan.

In consultation with the Authority and Stadco, Design-Builder shall identify trade packages proposed to be funded by RDA Funds or CFD Funds so that Design-Builder can assure that subcontracts for such trade packages are awarded to the lowest responsive and responsible bidder in a manner consistent with this Procurement Plan. Subcontract Bid Packages funded with RDA Funds or CFD Funds will be awarded based on the lowest responsive and responsible bidder, in a manner consistent with the process applicable to the City under its charter, as set forth in this Section II.B.

#### 2. Pre-Qualification.

Design-Builder may require all subcontractors to pre-qualify to be eligible to bid or may elect to combine the subcontractor qualification requirements with the Request for Proposal (RFP) process as part of a single solicitation. If pre-qualification is required, Design-Builder will develop a trade-specific Request for Qualifications (RFQ). Notice of the availability of the RFQ shall be made by publication in the City's official newspaper. The RFQ shall be distributed to potential subcontractors identified by Design-Builder, sub contractors on the City's list of interested contractors and to any licensed contractor or subcontractor requesting an RFQ within ten (10) days of publication of such notice.

The RFQ shall require information including, but not limited to, all of the following: (a) a listing of all members of the subcontractor's project team, including subconsultants; (b) evidence that the subcontractor's project team has completed, or demonstrated the experience, competency, capability, and capacity to complete, projects of similar size, scope, or complexity, and that proposed key personnel have sufficient experience and training to competently manage and complete the work; (c) the licenses, registrations, and credentials required for the construction work; (d) evidence that establishes that the subcontractor has the capacity to obtain all required payment and performance bonding, commercial general liability insurance, and professional liability insurance; and (e) information concerning any violations, debarments, disqualifications, bankruptcies or other claims of the types set forth in Section 20133(d)(3)(A)(v)-(xii) of the California Public Contracting Code.

If interviews are required as part of the pre-qualification process, applicable rules and procedures will be incorporated into the RFQ to ensure that such interviews are conducted in accordance with rules and procedures applicable to all subcontractors interviewed. Such rules and procedures shall be submitted to Stadco and Authority Staff for their approval prior to inclusion in the RFQ.

In order to pre-qualify, the subcontractor must timely respond to the RFQ (an "RFQ Response"). Following the completion of the prequalification evaluation process, the Design-Builder will submit to Stadco and the Authority's Executive Director or his or her designee ("Authority Staff") for approval the list of subcontractors found to be qualified, along with the reasons for disqualifying any respondent who submitted a timely RFQ Response. Placement of a subcontractor on the prequalified list does not guarantee that the subcontractor will be awarded a future contract, nor does it guarantee that a subcontractor will qualify for any subsequent bid package.

Any respondent that submitted a timely RFQ Response but was found to be either non-responsive or not qualified shall be notified in writing by the Design-Builder of that finding and the reasons for it. Within three (3) business days after receiving such notice, the respondent may submit a written notice of appeal. The appeals and resolution process will be set forth in reasonable detail in the RFQ

## 3. Public Bidding.

After the Design-Builder has identified the pre-qualified subcontractors (if the Design-Builder requires the subcontractors to prequalify) and obtained approval from Stadco and Authority Staff for issuance of a particular trade package, a RFP will be issued to each pre-qualified subcontractor on the approved list, with detailed design documents and other information necessary to enable the competing pre-qualified subcontractors to submit bids for the work. If the Design-Builder has not required subcontractors to prequalify, notice of the availability of the RFP shall be made by publication in the City's official newspaper and the RFP shall be provided to any licensed contractor requesting a package within ten (10) days of the publication of the notice. The RFP will state that the final selection of a subcontractor will follow the evaluation and selection criteria established in the RFP and that the basis of award will be lowest responsive and responsible bidder.

Design-Builder shall document receipt of sealed proposals in accordance with the process used by the City for its public works projects, and record receipt in a trade specific bid tabulation sheet. Sealed RFPs shall be opened in Stadco's and Authority's staff presence.

Should an apparent low bidder be found to be non-responsive or not responsible, it shall be notified in writing by the Design-Builder of that finding and the reasons for it. Within three (3) business days after receiving such notice, such bidder may submit a written notice of appeal. The appeals and resolution process will be set forth in reasonable detail in the RFP.

The Design-Builder, with the consent and approval of Stadco and Authority Staff, reserves the right but shall not be required to: (a) waive or correct any minor irregularities in a response, proposal, submittal, or procedure, (b) reject any or all responses, (c) reissue an RFQ or RFP, (d) prior to the submission deadline, modify all or any portion of the requirements for content or format, and (d) stop the bidding or selection process.

The RDA funds and CFD Funds will be applied exclusively to subcontracts awarded to the lowest responsive and responsible bidder through the process described above.

## C. BEST VALUE SELECTION

#### 1. Applicability.

This Section II.C sets forth the process to be followed for award of subcontracts on the basis of "best value". This process must be followed for the award of any subcontracts other than those awarded to the lowest responsible and responsive bidder pursuant to Section II.B above.

In consultation with the Authority and Stadco, Design-Builder shall identify trade packages that will be bid on the basis of best value. These trade packages are anticipated to include most of the subcontracts that will require design-assist or design-build services. This process may also be used for "design-bid-build" trade packages. Subcontracts bid on a best value basis will not be paid or reimbursed from RDA Funds or CFD Funds. At the option of the Design-Builder, and subject to the approval of Stadco and the Authority, such Subcontracts shall be awarded according to the best value selection process set forth herein, which will be comprised of the following steps:

- (1) Optional Pre-qualification (RFQ)
- (2) Preparation of Trade Packages and Competitive Proposals (RFP), including Design Assist or Design Build Trade Packages
- (3) Scope Review / Compliance Interviews
- (4) Final Scoring and Evaluation
- (5) Approval by Stadco and Authority
- (6) Award

## 2. <u>Pre-qualification</u>.

Design-Builder may require all subcontractors to pre-qualify to be eligible to bid or may elect to combine the subcontractor qualification requirements with the RFP process as part of a single solicitation. If pre-qualification is required, Design-Builder will prepare a trade-specific RFQ. Notice of the availability of the RFQ shall be made by publication in the City's official newspaper. The RFQ shall be distributed to potential subcontractors identified by the Design-Builder as well as contractors on the City's interested contractors list and to any licensed contractor or subcontractor requesting an RFQ within ten (10) days of publication of such notice.

The RFQ shall require information including, but not limited to, all of the following: (a) a listing of key members of the subcontractor's design-assist or design-build team, including key design subconsultants and other key subcontractors who will participate in the design-assist or design-build subcontract, if the contract is a design-build or a design-assist contract; (b) evidence that the members of the design-assist or design-build team (if applicable) have completed, or demonstrated the experience, competency, capability, and capacity to complete, projects of similar size, scope, or complexity, and that proposed key personnel have sufficient experience and training to competently manage and complete the design and construction required of the particular trade; (c) the licenses, registrations, and credentials required for the design and construction work; (d) evidence that establishes that the subcontractor has the capacity to obtain all required payment and performance

bonding, commercial general liability insurance, and professional liability insurance; (e) as appropriate for the particular bid package, evidence of experience and capability with Building Information Modeling (BIM) and 3-D modeling; and (f) information concerning any violations, debarments, disqualifications, bankruptcies or other claims or the types set forth in Section 201339(d)(3)(A)(v)-(xii) of the California Public Contracting Code.

In order to pre-qualify, the subcontractor must timely respond to the RFQ (an "RFQ Response"). Following the completion of the prequalification evaluation process, the Design-Builder will submit to Stadco and Authority Staff for approval the list of subcontractors found to be qualified, along with the reasons for disqualifying any respondent who submitted a timely RFQ Response. Placement of a subcontractor on the prequalified list does not guarantee that the subcontractor will be awarded a future contract, nor does it guarantee that a subcontractor will qualify for any subsequent bid package.

Any respondent that submitted a timely RFQ Response but was found to be either non-responsive or not qualified shall be notified in writing by the Design-Builder of that finding and the reasons for it. Within three (3) business days after receiving such notice, a non-qualified respondent may submit a written notice of appeal. The appeals and resolution process will be set forth in reasonable detail in the RFQ.

The Design Builder, with the consent and approval of Stadco and Authority Staff, reserves the right, but not the requirement, to: (a) waive or correct any minor irregularities in a response, proposal, submittal, or procedure, (b) reject any or all responses, (c) reissue an RFQ or RFP, (d) prior to the submission deadline, modify all or any portion of the selection procedures, or requirements for content or format, and (d) stop the bidding or selection process.

## 3. Preparation of Trade Packages and Competitive Proposals

In consultation with the Authority and Stadco, Design-Builder shall prepare, with the assistance of the Design Architect or Design-Builder's Architect (as the case may be), a set of documents setting forth the scope of the work under each trade package (a "Best Value Package"). In the case of design-assist or design-build packages, the documents may include, without limitation, the size, type, and desired design character of the improvement, performance specifications covering the quality of materials, equipment, workmanship, preliminary plans or building layouts, or any other information deemed necessary to describe adequately the work.

After the Design-Builder has identified the pre-qualified subcontractors (if the Design-Builder requires prequalification) and obtained approval from Stadeo and Authority Staff for issuance of a particular Best Value Package, the Design-Builder shall issue an RFP to each pre-qualified subcontractor on the approved list. If the Design-Builder has not required subcontractors to prequalify, notice of

the availability of the RFP shall be made by publication in the City's official newspaper and the RFP shall be provided to any licensed contractor requesting a package within ten (10) days of the publication of the notice. The RFP will include, at a minimum, (a) a form of the subcontract agreement containing the contract terms and conditions governing the work, (b) the Best Value Package, and (c) a proposed Project schedule. The RFP will state that the final selection of a subcontractor will follow the evaluation and selection criteria established in the RFP and that the award shall be made on the basis of best value, as defined in Section 20133 of the California Public Contracting Code.

The RFP will invite the pre-qualified firms (or responders if prequalification is not used) to submit a competitive pricing proposal that will contain, at a minimum, their proposed cost for the work, their proposed fees (each separately listed) for design, pre construction and construction services, itemized general conditions costs and individual staff billing rates.

If scope review interviews are required for the complexities of any particular Best Value Package, or for final determination of scope compliance, applicable rules and procedures to be observed will be incorporated into the RFP regarding the conduct of such interviews. Such rules and procedures shall be submitted to Stadco and Authority Staff for their approval prior to inclusion in the RFP.

Design-Builder shall document receipt of sealed RFP responses, including competitive pricing proposals in accordance with the process used by the City for its public works projects. Sealed RFP responses will be opened in Stadco's and Authority Staff's presence.

The RFP will clearly set forth the significant evaluation factors, including cost or price and all non-price related factors, that the Design-Builder reasonably expects to consider in evaluating proposals. The Design-Builder will use a non-weighted evaluation system in which all evaluation factors other than cost or price will, when combined, be approximately equal in importance to cost or price. An illustrative list of evaluation factors is attached as <a href="Exhibit A">Exhibit A</a> to this Procurement Plan. This list is for illustrative purposes only; different or additional factors may be used and the factors should be tailored to the particular trade.

All of the evaluation factors will be recorded in a trade specific bid tabulation sheet.

Based on the initial evaluation of the RFP responses, the Design-Builder may select, with approval of the Stadco and Authority Staff, the three or more best value subcontractors for a detailed scope review and interview (described below).

## 4. <u>Detailed Scope Review and Interview Assessment.</u>

The highest ranking Subcontractors identified through the best value RFP process above may be invited for an interview and detailed scope review evaluation

focused on the evaluation factors listed in the RFP. Stadco and Authority Staff shall have the right to be present at all scope review meetings and interviews.

Following the scope review meetings and interviews, the proposals of the highest ranking Subcontractors invited for an interview and detailed scope review shall be re-scored, using the same evaluation criteria set forth in the RFP All of the evaluation factors will once again be recorded in a trade specific bid tabulation sheet.

## 5. Final Selection & Award.

Based on Design-Builder's evaluations pursuant to the process described above, Design-Builder shall make a preliminary selection of the subcontractor representing the best value. Design-Builder shall present its preliminary selection to Stadco and Authority Staff for their review and approval. The preliminary selection will be accompanied by a recommendation report that sets forth the reasons supporting the award, including Design-Builder's evaluation of all of the RFP / scope review / detail interview factors. Upon review and approval by Stadco and Authority Staff, Design-Builder shall award the applicable subcontract to the subcontractor representing the best value. Any subcontractor that submitted a timely RFP response but was not awarded the applicable subcontract shall be notified in writing by the Design-Builder of the firm to whom the award was made. Within three (3) business days after receiving such notice, the disappointed subcontractor may submit a written notice of appeal. The appeals and resolution process will be set forth in reasonable detail in the RFQ.

## **ILLUSTRATIVE LIST OF EVALUATION FACTORS**

- 1. Price
- 2. Reconciling any trade package scope issues including review and evaluation of contractors' assumptions, qualifications and clarifications, or voluntary alternates if any.
- 3. Demonstrated understanding of coordination required with adjacent trades.
- 4. Demonstrated understanding and skill in execution of design responsibility, design-assist capability, 3-D coordination, shop drawing and product submittal (as appropriate for each trade).
- 5. Demonstrated ability to perform all requirements of the trade scope within the time specified;
- 6. Evaluation of the ability to provide future maintenance and services, if applicable.
- 7. Trade contractor's proposals for cost reduction, value engineering, and constructability issues.
- 8. Personnel proposed for the project have the appropriate experience and capabilities.
- 9. Trade contractor's experience in providing services for projects of comparable size, scope and complexity.
- 10. Specific examples of similar past performance, including any resulting litigation;

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