

APPENDIX A
PROPOSALS RECEIVED IN RESPONSE TO AND SCORING CRITERIA FOR RFP NO. 2425-004

RECEIVED PROPOSALS - FIRMS LISTED ALPHABETICALLY	
Firm Name*	Firm Address**
Accenture Infrastructure & Capital Projects, LLC	300 Spectrum Center Drive, Suite 1400 Irvine, CA, 92618
Athenian Group, LLC	2450 Colorado Ave, Ste. 100E, Santa Monica, CA 90404
Cumming Group	139 Hermosa Ave, Hermosa Beach, CA 90254
Griffin Structures, Inc.	1 Technology Drive, Bldg. I, Suite 820, Irvine, CA 92618
H.W. Lochner, Inc.	333 S. Anita Drive, Suite 800, Orange CA 92868
MOCA Systems, Inc.	400 Spectrum Center Drive, Suite 1900, Irvine, CA 92618
Psomas	865 South Figueroa Street, Suite 3200, Los Angeles, CA 90017
Rider Levett Bucknall	700 South Flower Street, Suite 630, Los Angeles, CA 90017
STV Construction, Inc.	1055 West Seventh Street, Suite 2900, Los Angeles, CA 90017
TRANSTECH Engineers, Inc.	13367 Benson Ave, Chino, CA 91710-3009
Turner & Townsend Heery, LLC	2761 Park View Court, Oxnard, CA 93036
*Bolded firms were selected for an in-person panel interview. **Local office address provided if not the headquarters/main office.	

CRITERIA UTILIZED FOR SCORING ALL PROPOSALS
Firm Experience
Experience with Similar Construction Projects, and Demonstrated Understanding of Local Building, Economic, and Legal Issues and the Impact this May Have on Public Safety Facility Construction
Proposed Project Team and Roles Suited for City's Needs for Measure FP Implementation (Experienced Owner's Representative / Program Manager)
General Requirements
Possesses Strong Project and Program Management Skillset and is Experienced in Multiple Project Delivery Methods (e.g., DB, DBB, PDB, CMAR, etc.)
Demonstrated Expertise in Various Methods of Project Procurement
Proven Network of Qualified Designers, Contractors, and Vendors
Experience Creating Effective Project Requirements, Including: Key Milestones Schedule, Site Logistics Requirements, Temporary Facility Requirements, Design Memorandum and Standards, Quality Standards, First Cost vs. Operating Cost Priorities, Target Budget

Ability to Develop a Realistic and Cohesive Master Project Schedule with a Strong Record of Stakeholder Communication, Including Executive Briefings and Delivering Information to Other Internal and External Stakeholders

Pre-Construction Phase

Assemble and Design Construction Teams, Including Leading Procurement of Project Professionals, Establishing a Pre-Qualification Process, Negotiate Agreements, Develop Qualification Criteria and RFPs, Review Design Documents and Provide Accurate Cost Estimation

Establish Financial and Administrative Controls, Including Monitoring Design Process, Ensuring Legal Compliance, Working Directly with and Serving as Day-to-Day Contact/Liaison with City's Prime Contractor and Designers, and Track Project Schedule and Progress

Prepare a Master Project Budget, Modify and Update Budget at the Conclusion of Each Phase, Record and Explain Variances and Cash Flow Forecasts, Review Payment Requests, and Implement a Financial Reporting System

Construction Phase

Schedule and Conduct Project Meetings, Provide or Ensure Delivery of a Detailed Operational Schedule, Monitor Schedule and Safety Controls, Coordinate Consultants, Report and Act Upon Unacceptable Work, Recommend a Course of Action Should Contracts Need to be Terminated, Maintain a Log of All Project Designs, and Ensure Preservation of all Project Documentation

Commissioning and Project Closeout

Ensure Substantial Completion and Develop a Punch List of Non-Conforming Items, Ensure Completion of Architect's Review, Coordinate Inspection of City Facilities, Oversee the Commissioning Matrix and Manual, Coordinate Final Completion, Including Architect's Determination, Required Guarantees, Affidavits, Releases, Bonds, and Waivers, Turn Over all Keys and Manuals, Ensure Temporary and Permanent Certificates of Occupancy, Record Project Acceptance Documents, Assist the City in the Evaluation of Any Claims Filed by Project Vendors

Project Fees

Met Requirements Identified in the RFP and Provides the Best Value for Services Offered

References

Reference 1

Reference 2

Reference 3

TOTAL - 100 POINTS POSSIBLE

CRITERIA UTILIZED FOR SCORING FOUR FINALISTS

General Requirements & Strategic Planning Phase

Design, Development and Procurement: Determine which delivery method - such as Design-Build (DB), Design-Bid-Build (DBB), Progressive Design-Build (PDB), or Construction Manager at Risk (CMAR) - will be the most effective based on the perceived advantages and disadvantages of each.

Owner Risk, Duration, and Long-Term Value: Clarify the assumptions made in your firm's proposal regarding potential phasing of facilities, such as whether the projects should be full re-build versus any new footprints, completed in parallel or sequentially, and possibilities for different layouts and multi-story solutions that would provide operational continuity on both a short and long-term basis.

Pre-Construction Phase

Comparable Work Based on City's Needs: Specific projects, particularly in Southern California, best align with and should be used as a reference point or benchmark for the City, particularly taking into account police and fire facilities that require minimal disruption to first responder operations during construction.

Perspective on Market Risk, Project Timing and California Regulations: Strategic decisions to shield the City from these economic headwinds, avoid cost overruns, and ensure the City's vital public safety operations remain fully functional throughout the entire project.

Construction Phase

Project Schedule: Recommend as to the integrated master schedule for all four facilities across all phases and including the critical path, key milestones, project task dependencies, control processes, etc.

Project Controls: Frameworks in place to ensure the Projects proceed according to the construction timeline(s) proposed and what tools will you employ to develop early and accurate cost estimates for such complex renovation and rebuild work?

Specific Prior Experience and Cost Proposal

Project Financing: Experience with, and any best practices or "lessons learned" from, cities that have undertaken similar projects through the issuance of general obligation bonds and how to properly align the financing mechanism(s) with the construction schedule(s).

Public Safety Building Standards: Experience in upgrading aging (more than fifty years old) facilities and bringing them into compliance with California's (Board of State and Community Corrections - BSCC) Titles 15 and 24 - Minimum Standards for Local Detention Facilities and Essential Facilities.

Overall Presentation Rating

Team member participants/attendees, presentation material, discussion items, response to questions, process clarification, etc.

TOTAL - 100 POINTS POSSIBLE