



# SOLICITATION AMENDMENT

Solicitation No: P12-0048  
 Description: Sports Complex Improvements  
 Amendment No: Two (2)  
 Solicitation Due Date: February 15, 2012  
 Solicitation Due Time: 5:00 PM

**Materials Management Procurement**  
 9875 N. 85<sup>th</sup> Ave., 2<sup>nd</sup> Fl.  
 Peoria, Arizona 85345-6560  
 Telephone: (623) 773-7115  
 Fax: (623) 773-7118

**Buyer: Jennifer Miller**

**A signed copy of this Amendment shall be received by the City of Peoria, Materials Management at the Solicitation Due Date and Time.**

- Pre-proposal meeting sign-in sheets attached
- Padres and Mariners Clubhouse drawings attached
- Padres and Mariners Clubhouse existing space diagrams attached
- Sports Complex Improvements 'Key Dates' matrix attached
- Best Value PP Instructions attached

*All other provisions of this Solicitation shall remain in their entirety.*

Vendor hereby acknowledges receipt and agreement with the amendment.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Typed Name and Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

The above referenced Solicitation Amendment is hereby Executed

February 7, 2012

at Peoria, Arizona

\_\_\_\_\_  
 Jennifer Miller  
 Contract Administrator



# SIGN-IN SHEET

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9875 N. 85th Avenue  
Peoria, Arizona 85345-6560  
Phone: (623) 773-7115  
Fax: (623) 773-7118

Date: 02/06/12

Time: 9:00 AM

Re: Sports Complex Improvements CM@R

Location: Point of View Conf Room

PLEASE PRINT

Name	Company	Telephone	E-Mail Address
AL FIED	Al Fied & Assoc	602 616 3418	Alfied@AlFied-Asso. com
Areg Gonzalez	Sundt	602 717 3527	agonzalez@sundt.com
Toey Stigini	Corbins Electric	602-794-6007	j.stigini@corbinselectric.com
Millie Evidante	Anderson Baron	480-409-7950	millie.evidante@andersonbaron.com
MIKE GREENLIEF	Wilson Earle	602-908-3597	MIKE.GREENLIEF@NETSIAN.NET
RUTZ BENHART	HARDON	602-296-1446	RUTZBENHART@HARDONBCE.COM
Randy Hood	NETSIAN	(480) 505-0517	randy.hood@netsian.net
WILIANA NORVELL	MARC TAYLOR INC.	602-799-8032	wnorvell@marc-taylor.com
MARC TAYLOR	MARC TAYLOR INC.	602-799-6693	mtaylor@marc-taylor.com
Zach Brinkerhoff	Green Eng'	602-635-3910	zbrinkerhoff@greeneng.com
Troy Brinkerhoff	Okland Construction	480-990-3330	troy.brinkerhoff@okland.com
MARGE Mc Allister	ASD FPE CONSULT.	602-427-3244	marge.mc.allister@ASD.COM
CHRISTOPHER SMITH	MSS SQUARES	602-439-3462	CHRISTOPHERSMITH@MSSQUARES.COM



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Name	Company	Telephone	E-Mail Address
SHARON LOVATO	FCI	623.772.7400	slovato@fciof.com
Bob Terry III	FCI	823.772.7400	Rterry@fciof.com
Landon Pascua	Bernards	602-688-9522	lpascua@bernards.com
Carl McFarland	Bernards	602-688-9522	cmcfarland@bernards.com
JEFF FAIRMAN	SUNDT	480-293.3005	jfairman@sundt.com
Ron Wilson	MORTENSON	480 839 5944	Ron.Wilson@mortenson.com
<del>Core Construction</del> Jessica Stadman	CORE Construction	602.494.0800	Jessica.stadman@coreconstruct.com
TAB BAKER	HUR-CONSTRUCTION GROUP	602-985-9500	TBRK@hur-construction.com
Todd Gaumer	SUNDT	602-723-7159	tgautner@sundt.com
JASON MULLINS	BARNARD MASONRY	602.284.6652	jasonmullins@barnardmasonry.com
John Lamare	Corbis Electric	602-794-2047	J.Lamare@CorbisElectric.com
SCOTT BATHAMSON	DR. WIRTHLES CONSTRUCTION	602.438.9500	ESTIMATING@DRWIRTHLES.COM
DAVID GRAY	" "	602 438-9500	TMP@CUSAEDUCATORS.COM
JOHN DAVIES	CRSI	602-678-0821	jdavies@crsi-inc.com
JASON LIGHT	BARDON MALLOW CO.	602.377.4247	JAS@LIGHTBARDONMALLOW.COM



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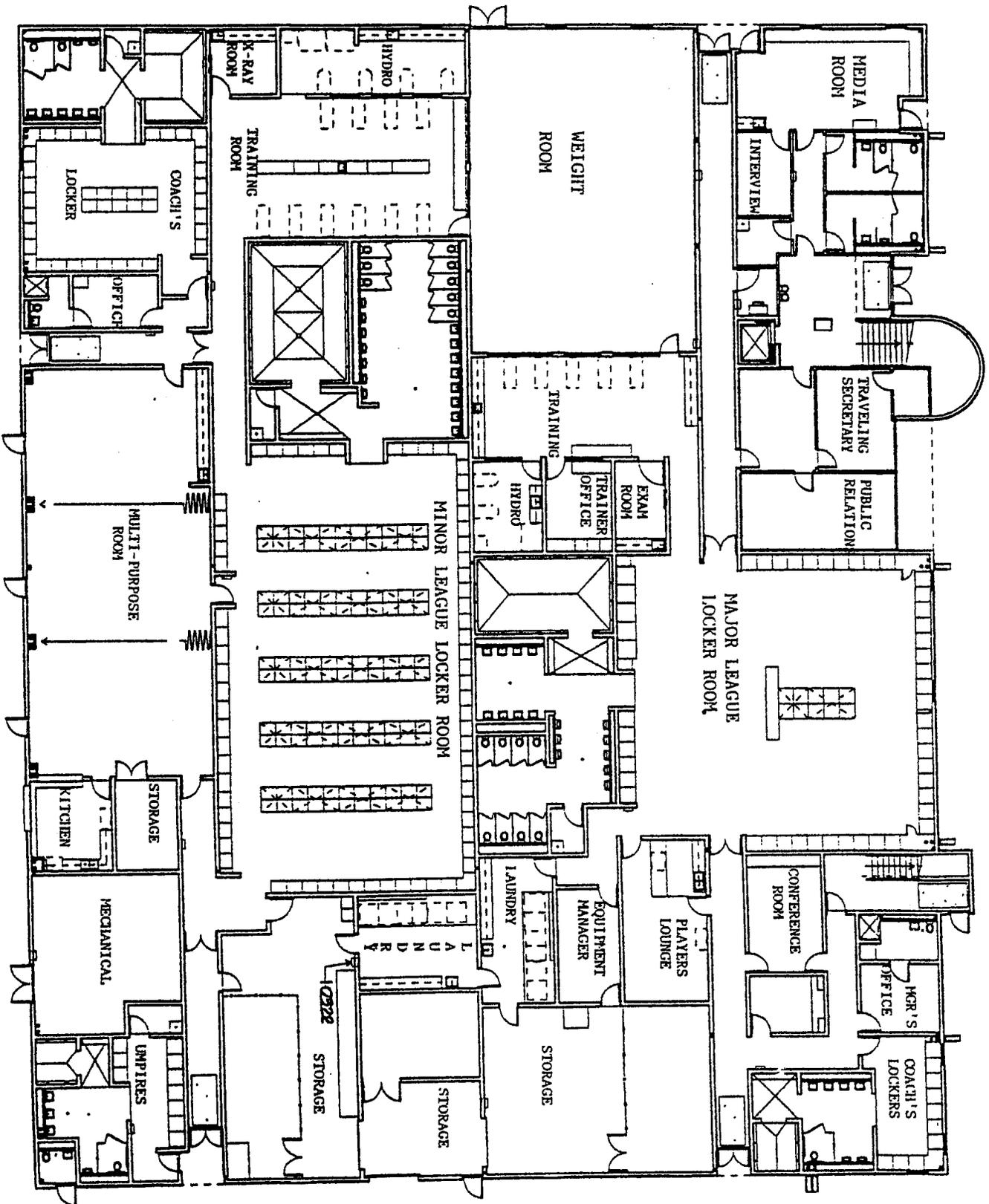
Date: 02/06/12 Time: 9:00

Re: Sports Complex Improvements CM@R Location: Point of View Conf Room

PLEASE PRINT

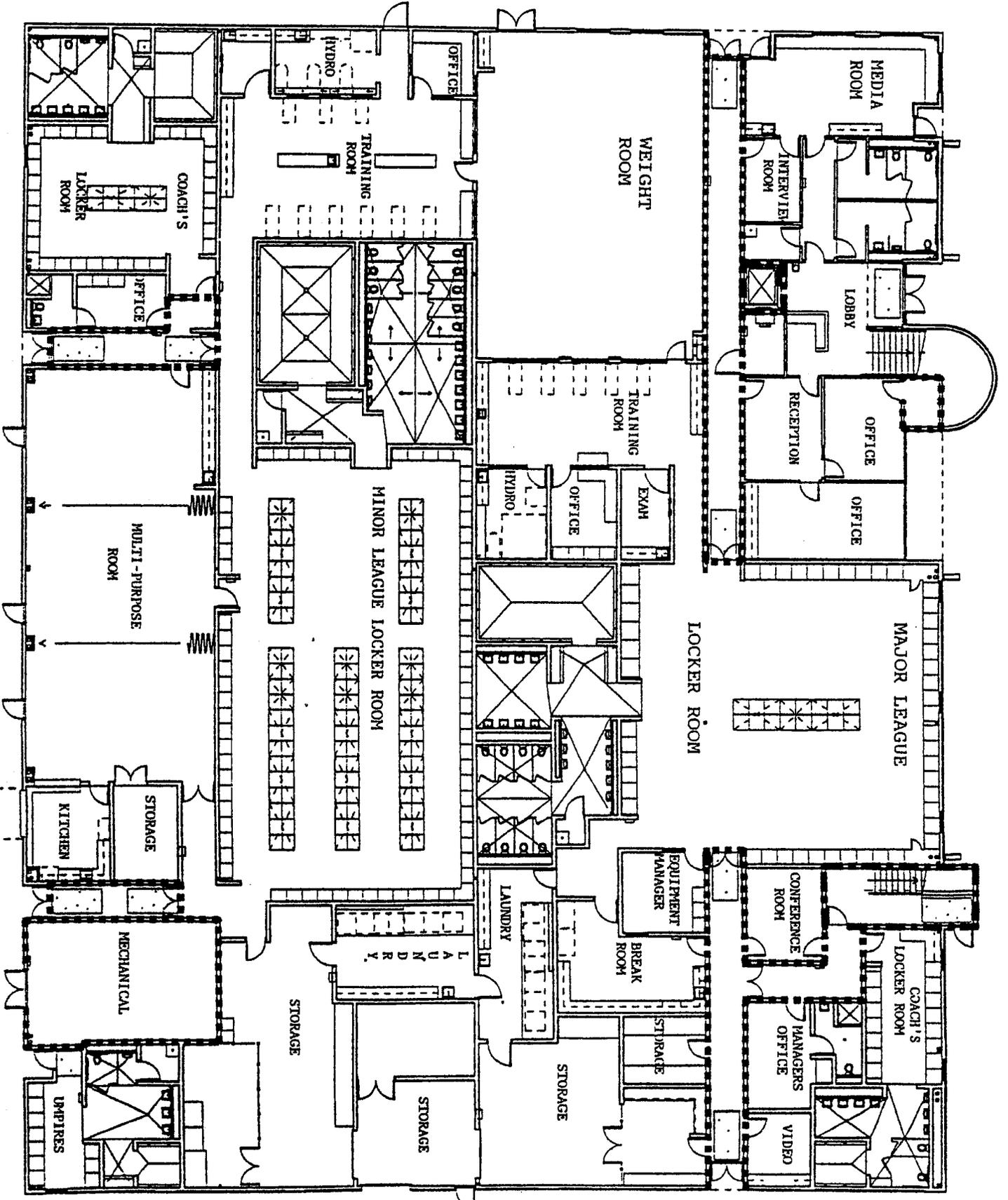
Name	Company	Telephone	E-Mail Address
LAWA SHIVERS	Bernards	602-1088-9522	LShivers@bernards.com
TOM HAVISON	Bernards	602-1088-9522	thavison@bernards.com
SETH SHENFELD	MORTENSON	602-380-1332	<del>SETH</del> SETH.SHENFELD@MORTENSON.COM
RON ROSNAK	TUNEZE	480-557-4700	ROSNAK@tcco.com
BRETT FOLBER	VALLEY RAIN	480-994-7835	BRETT@VALLEYRAIN.COM
GEORGE STARRS	CORBUS ELECTRIAL	602-994-6013	G.STARRS@CORBUS-ELECTRIAL.COM
James Cree	Haydon	602-695-3433	jccree@haydonbc.com
GABRIELLE MANK	WYSPAC	602-859-0800	GABRIELLE@WYSPAC.COM
DAVID ROSAK	PRO AECM	602-909-9517	DROSAK@PROAECM.BIZ
Winfrey Bunn	CORE Constructon	602-918-0872	wbunn@coreconstructon.com
Jesse Huston	Fugro	602-480-961-1169	jhuston@fugro.com
Michael Schmitt	DFDC	602-761-0502	mschmitt@dfdc.com

PADRES CLUBHOUSE  
1st FLOOR

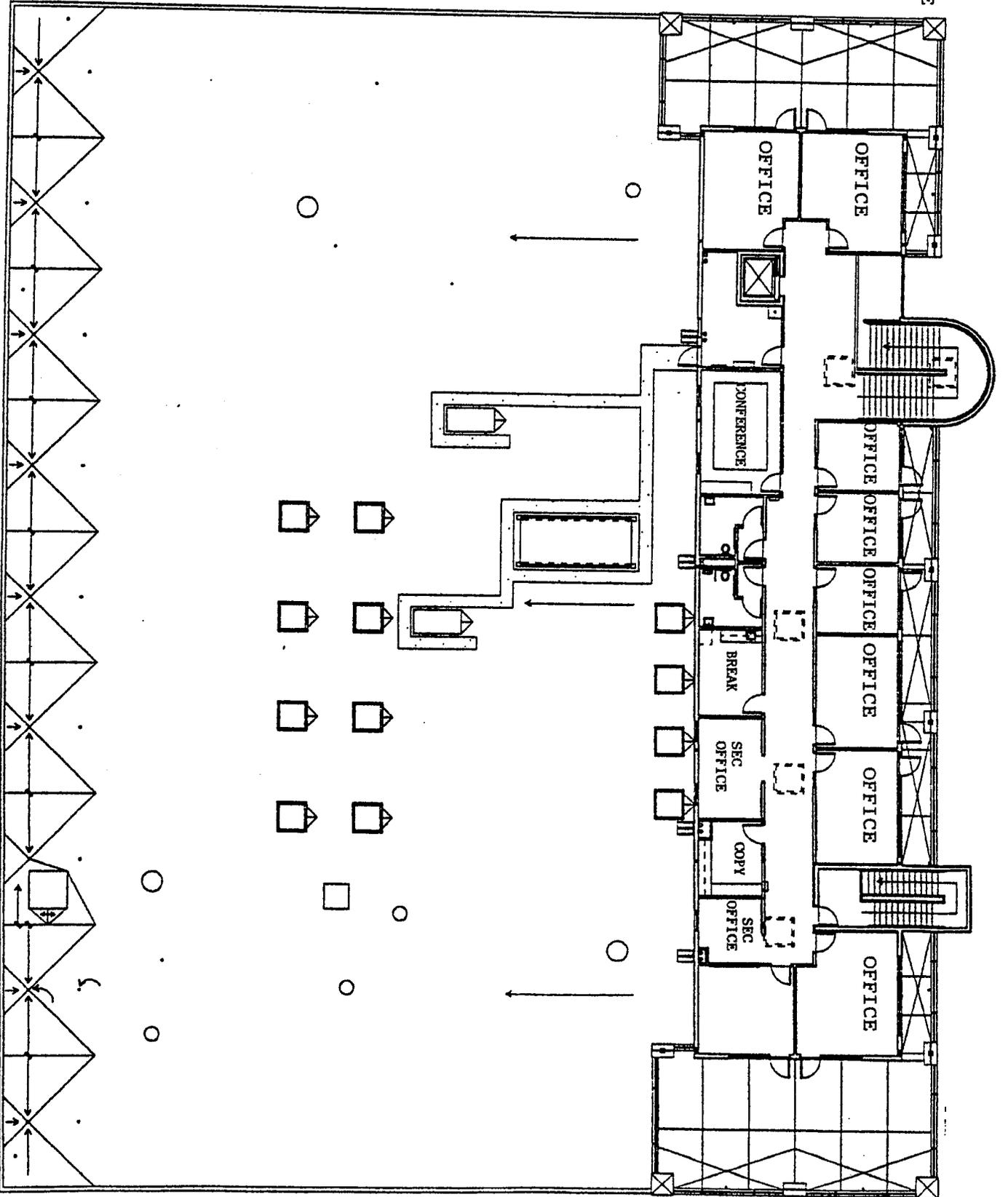




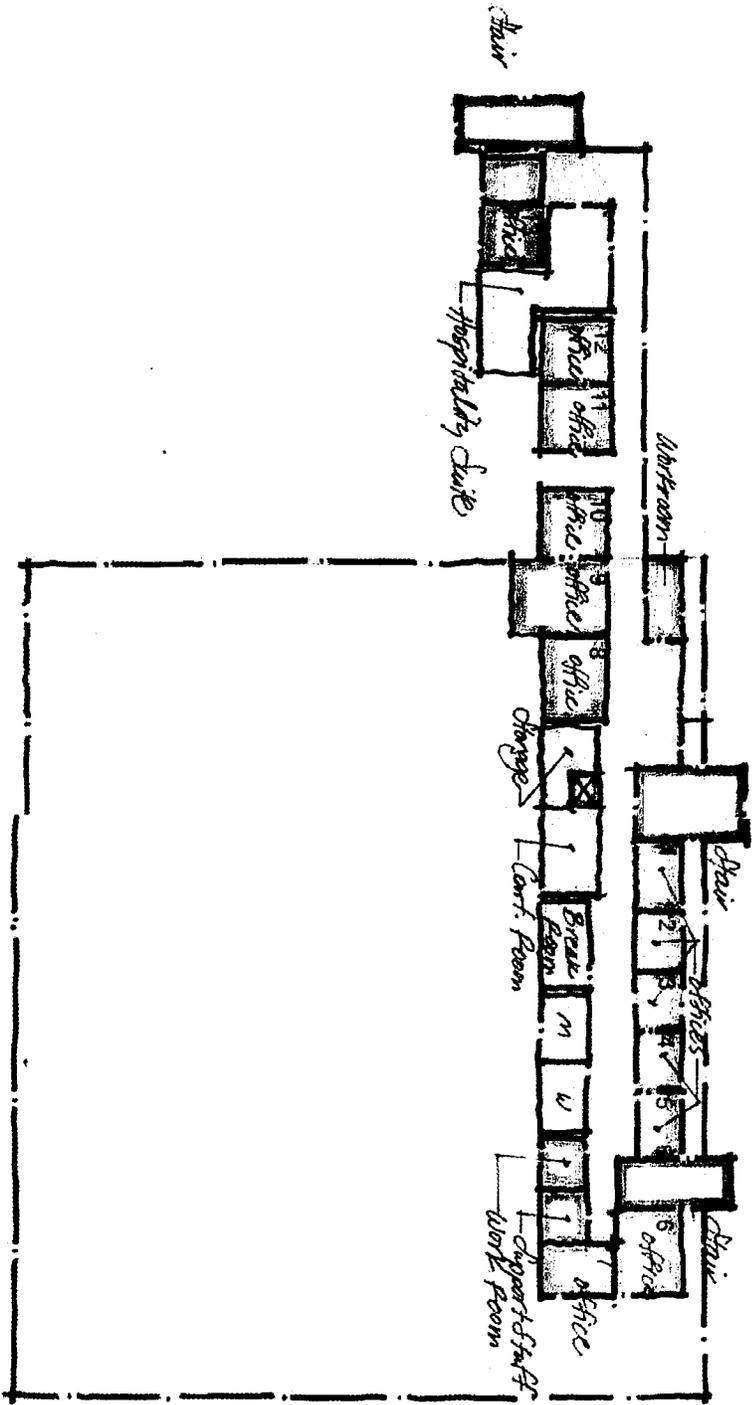
MARINERS CLUBHOUSE  
1ST FLOOR

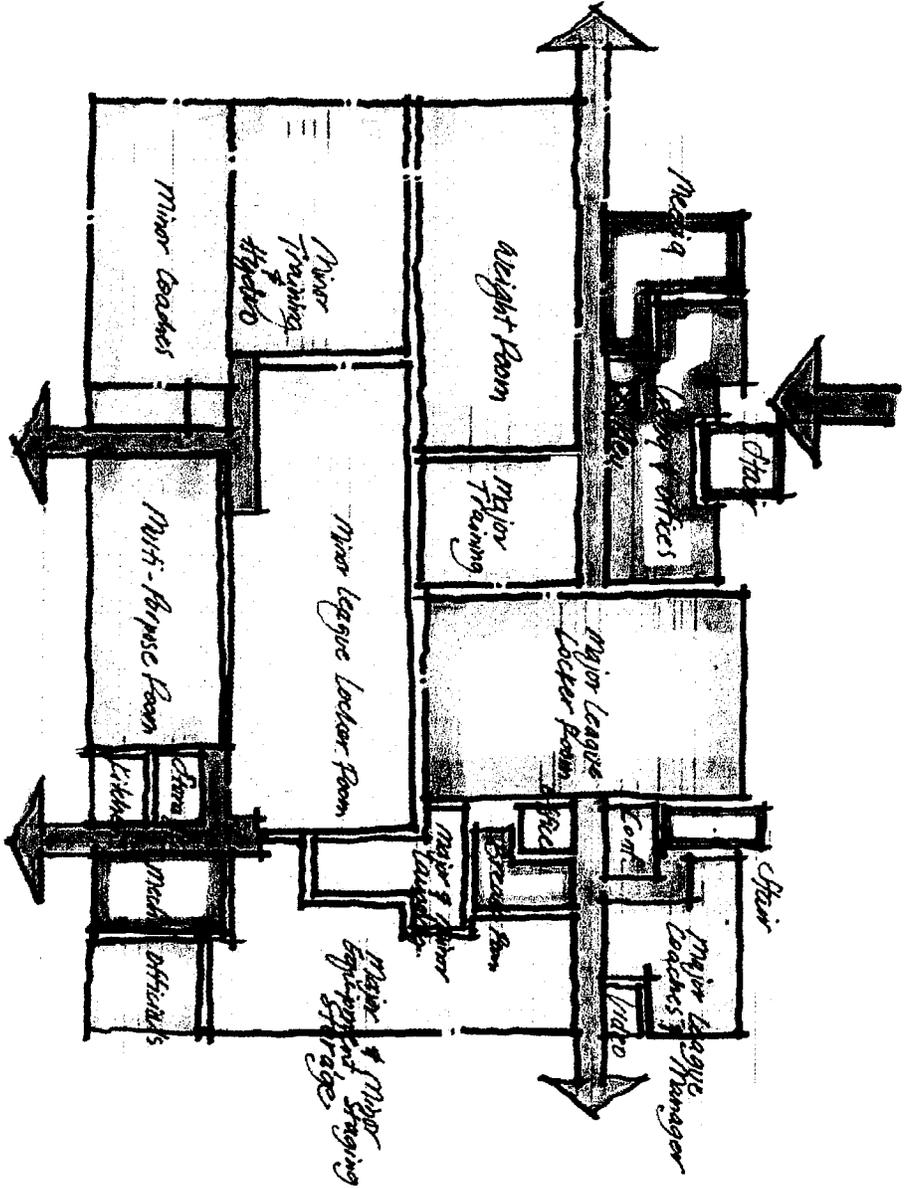


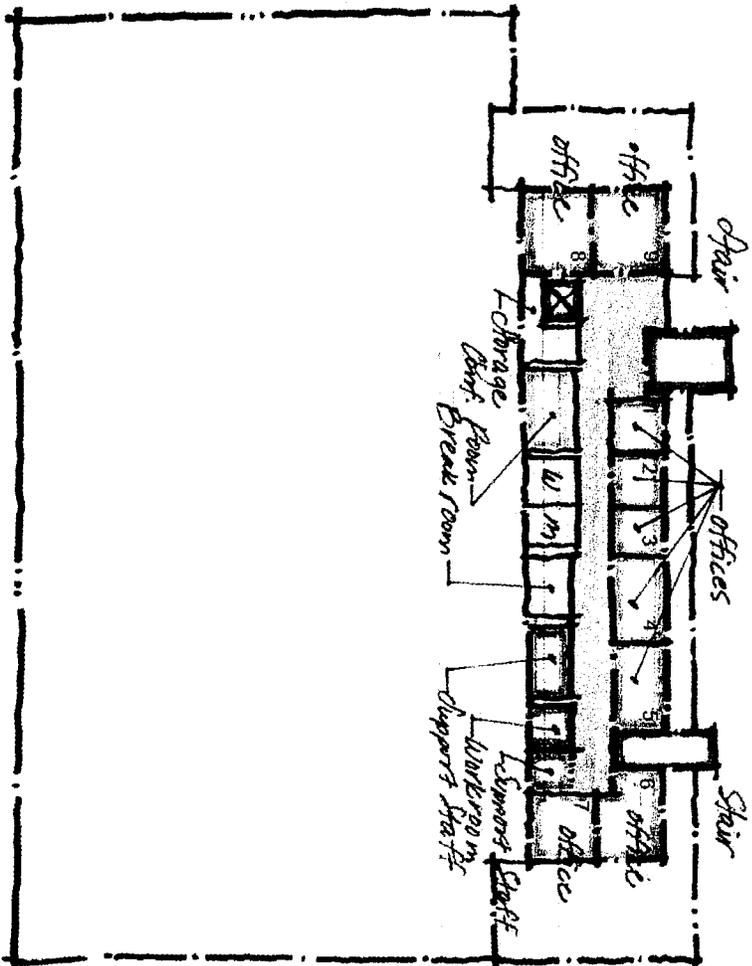
MARINERS CLUBHOUSE  
2nd Floor











## City of Peoria Sports Complex Improvements

### Key Dates Matrix for Mariners and Padres Concurrent Clubhouse Design

Phase	Date / Est'd Date Range	Design Phase Engagement or Milestone	Key Decisions / Key Input
PreDesign	2/15/12 to 2/27/12	Construction Manager Qualifications Package Scoring	Team's participation in the evaluation of CM candidates
PreDesign	3/6/2012	Construction Manager Interviews	Team's participation in CM candidate interviews
PreDesign	TBD Btwn 3/13/12 and 3/30/12 <i>estimate 2 day window</i>	Baseball Ops Mtg Opp w/ Populous at Peoria Sports Complex	Extract key input from baseball ops team members that will be unavailable during design phases
Program / Conceptual Design	TBD Btwn 4/4/12 and 5/8/12 <i>estimate 2 to 3 meetings</i>	Finalize Clubhouse Space Program and Conceptual Floor Plans / Program Adjacencies / Square Footage	Lock down key plan elements and arrive at mutually agreeable target square footage for CM to Estimate
<b>DECISION MILESTONE - IDENTIFY TARGET MAXIMUM BUILDING SQUARE FOOTAGE</b>			
Schematic Design	TBD Btwn 5/23/12 and 6/19/12 <i>estimate 2 meetings</i>	Evaluate / Comment / Refinements to Clubhouse Exterior Architecture	Finalize the "look" of the facility from the exterior; Assess any impacts of the exterior design on the interior plan configuration
Schematic Design	TBD Btwn 6/27/12 and 7/10/12 <i>estimate 1 meeting</i>	Estimate Update / Value Engineering / Schematic Design Approval	Finalize exterior design; assess projected costs; accept/deny VE options; finalize upward or downward adjustments to square footage
<b>DECISION MILESTONE - FINALIZE EXTERIOR DESIGN &amp; FINALIZE BUILDING SQUARE FOOTAGE</b>			
<b>FINANCIAL MILESTONE - FINANCING PACKAGE ISSUED</b>			
Design Development	Target 7/16/12 to 7/19/12 <i>3 to 4 meeting days</i>	Technical systems owner/team needs (system by system extraction ex:'s HVAC, Electrical, Kitchen, IT, etc.)	All technical systems criteria conveyed to design team
Design Development	Target 8/13/12 to 8/16/12 <i>3 to 4 meeting days</i>	Review design team's first attempt at technical systems (system by system review ex:'s HVAC, Electrical, Kitchen, IT, etc.)	All technical input for building shell and major systems components must be finalized to a level of detail to allow for early prepurchase package
Design Development	9/6/12 to 9/26/12 <i>individual review</i>	Owner/Team/CM/AHJ review of Design Development-Prepurchase Package - Prepare / Assemble Review Comments	Owner and team's detailed design review/comment opportunity
Design Development	TBD Btwn 9/27/12 and 10/10/12 <i>estimate 1 meeting</i>	Estimate Update / Value Engineering / Design Development Approval	Building footprint, shell design, and major systems decisions finalized; prepurchase components competitively bid
<b>FINANCIAL MILESTONE - SHELL &amp; MAJOR COMPONENTS PREPURCHASE GMP</b>			
Construction Documents	Target 10/15/12 to 10/18/12 <i>3 to 4 meeting days</i>	System by System / Consultant by Consultant review of DD phase design review comments, VE decisions, and remaining decisions & coordination meetings	Final design of building interior components, technical systems, and start of heavy technical coordination w/ City and team FF&E vendors
Construction Documents	Target 11/12/12 to 11/15/12 <i>3 to 4 meeting days</i>	Final system by system coordination of all remaining items in preparation for 90-95% package and final GMP	Final opportunity to refine qualitative aspects of building interior components, technical systems, and FF&E coordination requirements
<b>FINANCIAL MILESTONE - FINAL FF&amp;E QUANTIFIED &amp; FINAL CONSTRUCTION GMP</b>			
GMP Approval	TBD Btwn 1/18/13 and 1/31/13 <i>estimate 1 meeting</i>	Final VE Review / Final Acceptance of the GMP for Construction	Final design and Owner / Team obligations finalized.
Construction	Weekly Btwn 3/25/14 to Apr-May 2014	Weekly Construction Meetings	Weekly review of contingency use decisions and impacts to Owner / Team fiscal obligations

# **Best Value Procurement**

**City of Peoria**

**P12-0048**

**Construction Management  
Services for**

**Peoria Sports Complex  
Improvements**

**Jennifer Miller**

**Contract Administrator – City of Peoria**

# Background

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- Construction Manager at Risk Services project delivery.
- Statement of Qualifications
- FY2012 CIP Funding approximately \$25,000,000

# Submittal Documents (Step 1)

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- Attachment A – Proposal Form (1 pg – 1 copy)
- Attachment B – Reference List (1 pg – 1 copy)
- Attachment C – Project Assessment Plan (6 pgs – 10 copies)
- Attachment D – Project Schedule (4 pgs – 10 copies)
- Attachment E – Subcontractor Selection Plan (1 pg) (10 copies)

# Attachment A

## Proposal Form



- Construction Manager's information.
- Individuals identified – Pre Construction Services Manager, Project Manager, Estimator and Lead Superintendent
- Only form that includes identifying information.

# Attachment B

## Reference Information



- The references for past projects must be of similar size and Scope as the Peoria Sports Complex Improvements project.
- The past projects must be completed past projects (no on-going or substantially complete projects).

# Attachment C

## Project Assessment Plan



- The PA Plan includes 2 pages for Scope Plan, 2 pages for Risks and 2 pages for Value Added ideas.
- The PA Plan shall not contain any names or information that can be used to identify the Construction Manager. (the submittals will be evaluated blindly by committee)
- The templates must be used (submitting firms cannot modify the template) (i.e. do not change font size, font color, add graphics, etc).
- Do not include brochures or marketing information!

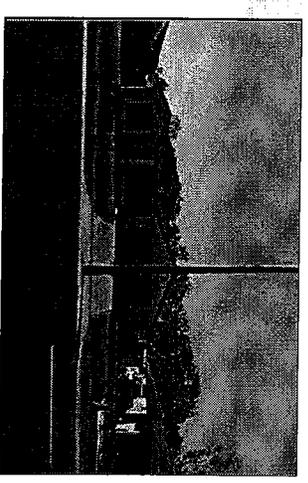
# PA Plan – Scope Plan

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- The purpose of the Scope Plan submittal is an opportunity for the contractor to differentiate themselves by giving a concise and well organized description of the LPP project. The Scope Plan should be a summary of the project and should be used to prove to the City that the CM@R can visualize what they are going to do before they do it.

# PA Plan – Major Risks and Solutions



- The Project Assessment Plan is used to identify potential risks that may be encountered on the project.
- Risk is anything that impacts time, money, quality, or owner satisfaction. Risks can include things that you control and things that you do not control.
- The contractor should clearly address the following items:
  - Identify the major risks that are unique to this project
  - Explain why it is a risk
  - Address how the risk impacts time, money or quality
  - Identify solutions to avoid / minimize the risk
- The risk/solution should be non-technical and contain no marketing.

# Things to Avoid



- **Marketing data:**
  - *Our company is known worldwide as a leader in quality construction.*
  - *We will use our long history to make sure the project is a success.*
  - *We will use state-of-the-art process to make it a success.*
- **Technical data:**
  - *The roofing system we propose has 200% elongation and 600psi tensile strength.*
  - *The product will pass the ASTM-568a test.*
  - *A 50-year system will reduce water by 17,500 gallons per foot.*
- **Transferring risk back to client:**
  - *We will work with the owner to resolve issues*
  - *We will have team meetings / partnering meeting with the owner*
- **General risks and/or general solutions:**
  - *Safety and security is the biggest risk*
  - *We will plan ahead to coordinate activities*
  - *We will plan ahead to get permits*
  - *We will order material early in the project*

# PA Plan - Value Added Options



- Identify potential Value Added Options that the CM@R feels may apply to this project.
- Value Added Options may:
  - Increase/Decrease cost
  - Increase/Decrease project duration
  - Increase/Decrease quality
  - Increase/Decrease customer satisfaction
  - Increase/Decrease maintenance
- All Value Added Options must clearly address why the item adds value to the City's project, or why it should be considered.



# **Attachments D and E – Project Schedule and Subcontractor Selection Plan**

- Project Schedule conveys major milestones, design activities, permitting processes and City approval processes. See Section 1 on Page 5 of SIQ for detailed description.
- Subcontractor Selection Plan describing your subcontractor pre-qualification process as required per A.R.S. 34-603.

# Interview

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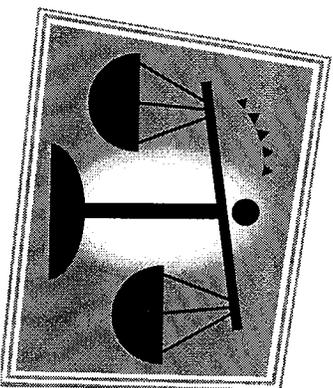


- The evaluation committee will evaluate the responses and shortlist the top 3 CM@R firms. Only the shortlisted firms will be interviewed.
- The City will interview the proposed team members as a group or also individually on this project.
- All proposed team members MUST be available for interview on the date specified in the solicitation. No substitutes or proxies will be allowed. Individuals who fail to attend the interview will not be given a score which may jeopardize the firm's competitiveness.

# Criteria & Weights



- Pass/Fail = Responsive (All required information in proper forms and format)
- 30 % = Project Assessment Plan (Scope)
- 30% = Project Assessment Plan (Risks/Solutions and Value Added)
- 35% = Project Schedule
- 5% = Subcontractor Selection Plan and
- Pass/Fail = References



# Interview

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- Shortlisted CM@R firms moving forward to interview will not carry previous scores forward. Interview scores will start over at zero.
- 100% = Interviews

# Critical Dates

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- Submittals Due February 15, 2012
- Notification of Shortlist February 29, 2012
- Interviews March 6, 2012
- Notification of Final List March 7, 2012
- Anticipated Council Award April 17, 2012
- NTP April 18, 2012

# Comments / Questions



Jennifer Miller

[Jennifer.miller@peoriaaz.gov](mailto:Jennifer.miller@peoriaaz.gov)