

Value-Based Selection Final Matrix

Utah National Guard
 Bachelor Enlisted Quarters Facility-Construction
 DFCM Project No.10281480

April 29, 2013

Firms		A	B	C	D	E	F
Selection Criteria	Points Possible						
Cost	20	19.0	14.0	20.0	10.0	0.0	2.0
Schedule	15	13.5	12.0	13.0	13.0	12.5	12.5
DFCM Past Performance Rating	20	18.8	17.6	17.6	17.9	18.8	17.6
Strength of Contractor's Team	25	21.7	24.2	18.3	19.2	19.2	17.5
Project Management Approach	20	17.3	19.3	15.3	16.0	15.3	14.7
Total	100	90.3	87.1	84.3	76.1	65.8	64.3

Following the evaluation of each of the firms that submitted on this project, the selection committee has selected Okland Construction as the firm that provides the best value for the State of Utah.



State of Utah

JON M. HUNTSMAN, JR.
Governor

GARY R. HERBERT
Lieutenant Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

DAVID G. BUXTON
Director

1 May 2013

Agency: **Utah National Guard**
Project Name – Services: **Bachelor Enlisted Quarters Facility**
DFCM Project No.: **10281480**
DFCM Project Manger: **Matthias**

Approved By: WJH

Date Approved: 5/1/13

SELECTION COMMITTEE JUSTIFICATION STATEMENT

The selection committee would like to express it's appreciation to all of the teams that proposed for services on the above references project. **All short-listed teams were eminently qualified.** The selection committee selected **Okland as the best value contractor** based on the following detailed conclusion supporting the selection in accordance with the selection criteria:

DFCM Past Performance Rating:

This score is based on the average of ratings for previous projects as explained in the RFP. Okland

Strength of Team:

Okland proposed an excellent project team that has worked on a multitude of projects including housing, military housing, and military projects in Utah and surrounding states. They will provide a very seasoned superintendent, project manager, and senior project manager for the BEQ who all have recently or exclusively been working on either military and/or housing projects.

Project Management Approach:

They demonstrated that they clearly understand the critical project issues of site, safety, utilities, how to avoid camp disruptions, the air barrier, staging, etc. They also proposed means and methods by which the risks associated with these issues will be mitigated and/or eliminated. Okland also has very good experience with and a command of BIM for clash detection, subcontractor coordination, quality control, and scheduling. Okland developed a schedule that had a good level of detail, accurately reflects major work items and a good knowledge of the project and project objectives.

Schedule: Okland developed a schedule that had a good level of detail and accurately reflects major work items and a good knowledge of the project and project objectives. They identified key milestones and provided a good breakout of long lead and other critical procurement activities.

Cost:

Every contractor submitted a cost reduction proposal that replaced the project's

precast panels with masonry and deleted the structural steel required for the precast panels. Each contractor's score for cost was determined by deducting their proposed cost reduction amount from their base bid and then applying the DFCM cost formula to obtain the score for cost. No add alternates were selected.

Okland furnished the second lowest cost. Their cost was .4% (less than half-of-a-percent) more than the lowest bidder. However:

- 1- Two of Okland's staff assigned to the project had previous experience with the most recent Camp Williams housing project.
- 2- Okland has a federal government contracting group. Okland's proposed senior project manager (with 38 years of construction experience) for the BEQ has led the federal government contracting group for 14 years. He has an incredible wealth of military experience.
- 3- As a member of Okland's federal contracting group, their proposed project manager has worked on military projects for over 12 years.
- 4- Okland's proposed superintendent has 30 years of construction experience and spent the last two years as a superintendent working only on housing projects.
- 5- Besides having the project manager and superintendent on site full time, Okland's project director, project executive and senior project manager will attend the weekly meetings.
- 6- Okland has an enormous amount of both military and housing experience.
- 7- Okland's schedule was very comprehensive, detailed, and demonstrated their claim of being able to complete the project ahead of or on schedule.
- 8- The management plan prepared and presented was extensive and demonstrated a broad and detailed knowledge of the project type, site, military facilities, and processes. It also had a very good section on project risks and how they could be mitigated or eliminated.

As such, the selection committee determined that the value Okland brings to this project exceeds the difference in cost between them and the lowest bidder, therefore, they are the best value firm for the project.



STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES
Division of Facilities Construction and Management

DFCM

VALUE BASED SELECTION

COST PROPOSALS COVERING:

DATE: April 23, 2013

BACHELORS ENLISTED QUARTERS FACILITY
UTAH ARMY NATIONAL GUARD
CAMP WILLIAMS, UTAH

Project Manager: Matthias Mueller
 DFCM Project No: 10281480
 Construction Cost Estimate: \$13,800,000

CONTRACTOR	Bid Bond	Add Recd	Base Cost Proposal \$	Add Alt No. 1 \$	Add Alt No. 2 \$	Add Alt No. 3 \$	Add Alt No. 4 \$	Add Alt No. 5 \$	Total Cost Proposal \$	Completion Date
Big-D Construction	✓	1-5	16,849,000	328,625	693,134	162,938	691,308	693,551	19,418,556	June 20, 2014
Jacobsen Construction Co Inc	✓	1-5	16,287,000	389,700	611,000	176,000	611,000	611,000	18,685,700	July 11, 2014
Keller Construction	✓	1-5	16,480,000	288,000	705,000	173,000	730,000	730,000	19,106,000	December 1, 2014
Okland Construction Co	✓	1-5	16,334,000	354,400	627,000	162,077	627,000	627,000	18,731,477	May 30, 2014
R&O Construction	✓	1-5	16,975,000	328,500	623,000	162,000	623,000	623,000	19,334,500	July 31, 2014
Zwick Construction Company	✓	1-5	16,275,000	363,000	622,000	169,000	627,000	628,000	18,684,000	August 1, 2014

I hereby certify this to be a true and exact tabulation of proposals received for the above-named project on Tuesday, April 23, 2013 at 12:00 Noon

Marla Workman
 Contract Coordinator