

**ATTACHMENT NO. 9**  
**PALOMAR COLLEGE**  
**MAINTENANCE AND OPERATIONS COMPLEX RFP**

**DESIGN-BUILD PROPOSAL EVALUATION FACTORS,**  
**RANKING AND SCORING METHODOLOGY**

**I. EVALUATION FACTORS--MAXIMUM POINTS**

Each Design-Build Proposal will be evaluated on the basis of the total number of points scored in the District's evaluation of the Proposal out of a total possible 1000 points:

<b>Evaluation Category:</b>	<b><u>Points</u></b>	<b><u>Weight</u></b>
<b>A. Price Factor:</b>		
1. PRICE	250	25%
<b>B. Non-Price Factors:</b>		
2. TECHNICAL EXPERTISE	200	20%
3. APPROACH TO DESIGN EXCELLENCE	200	20%
4. LIFECYCLE COST	100	10%
5. SKILLED LABOR FORCE AVAILABILITY	100	10%
6. SAFETY RECORD	100	10%
7. LOCAL BUSINESS PARTICIPATION	50	5%
<b>TOTAL OVERALL POINTS</b>	<b><u>1,000</u></b>	<b><u>100%</u></b>

**II. RANKING METHODOLOGY**

The ranking of the Design-Build Proposals from "most advantageous" to "least advantageous" will be based on the point totals (the highest point total being the "most advantageous" and lowest point total being the "least advantageous") using the following available point distribution described above.

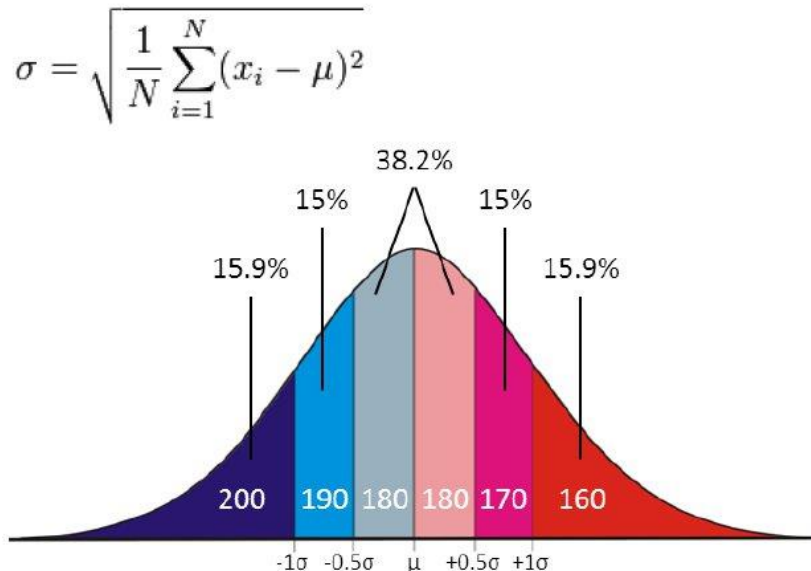
**III. SCORING OF PRICE FACTOR**

Price scoring will be based on the design fee proposal, pre-construction costs, general conditions including field staff costs, and the overhead and profit percentage applied to the target construction budget. The total sum of these costs will be used for evaluation of the proposals.

The Mean ( $\mu$ ) and the Standard Deviation ( $\sigma$ ) for all proposed pricing will be calculated first. All pricing structures will then be scored as follows:

- The maximum 200 points will be assigned to any proposed price under the value of  $\mu - 1(\sigma)$
- 190 points will be assigned to any proposed price above the value of  $\mu - 1(\sigma)$  but under the value of  $\mu - 0.5(\sigma)$
- 180 points will be assigned to any proposed price above the value of  $\mu - 0.5(\sigma)$  but under the value of  $\mu + 0.5(\sigma)$
- 170 points will be assigned to any proposed price above the value of  $\mu + 0.5(\sigma)$  but under the value of  $\mu + 1(\sigma)$

- 160 points will be assigned to any proposed price above the value of  $\mu + 1(\sigma)$ .



The graph above shows the score distribution based on a normal distribution scenario. The actual percentage can vary in reality, but it is shown for the scoring calculation.

#### IV. SCORING OF NON-PRICE FACTORS

##### A. Explanation

Scoring of all Non-Price Factors will be based on the gross scores received from the evaluation of the Proposer's information provided for each of the Factors listed in Part I B, above.

##### B. Technical Expertise

Scores for Technical Expertise shall be determined based on each of the following sub-factors, based on the information provided in the Design-Build Proposal.

1. General Firm Information
2. Firm Experience
3. Team Member Experience
4. Firm & Team References
5. Preconstruction Approach
6. Project Approach
  - a. Collaborative Teaming Experience
  - b. BIM Utilization Approach & Experience
  - c. Last Planner ® System Scheduling Experience

##### C. Design Excellence

Proposals will be evaluated for sustainable design approaches that achieve a minimum LEED Silver rating for the Maintenance and Operations Complex as well as approaches that integrate these new structures into the existing campus architecture. It is important that the complex be space efficient and remain within the allowable project budget. Approaches to massing and space layout that meet the programming criteria efficiently will be viewed more favorably. Durable materials that extend the life cycle of the building and adjacent infrastructure are desired.

#### **D. Life Cycle Costs**

The approach to designing major systems as well as finishes with consideration for “Life Cycle Costs” will be evaluated for each of the following sub-factors, based on the information provided in the Design-Build Proposal as to its first cost, estimated life, annual maintenance cost, operation cost and projected replacement time.

Palomar College desires the HVAC system to be Variable Refrigerant Flow (VRF) technology and utilization of LED lighting for interior and exterior applications to the extent practicable. Teams should state their approach to energy modeling of the building, continuous commissioning, and the expected design energy use intensity of the building(s).

Similarly, Palomar College desires highly durable finishes within the available budget. Teams should discuss their approach to evaluating and selecting finishes on the basis of total life cycle.

#### **E. Skilled Labor Force Availability**

Pursuant to Education Code Section 81703, each Proposer must have an agreement with a registered apprenticeship program, approved by the California Apprenticeship Council, which has graduated apprentices in each of the immediately preceding five years. Each Proposer that has completed a Pre-Qualification Questionnaire will have already met this minimum requirement. The scoring of, “Skilled Labor Force Availability” shall be based on the extent to which the information provided in the Proposal demonstrates that the Proposer has exceeded this minimum requirement.

#### **F. Safety Record**

Per Education Code 81703, each Proposer must have an experience modification rate for the most recent three-year period is an average of 1.0 or less, and its average total recordable injury or illness rate and average lost work rate for the most recent three-year period must not exceed the applicable statistical standards for its business category, or if the (Proposer) is a party to an alternative dispute resolution system as provided for in Section 3201.5 of the Labor Code. Each Proposer that has completed a Pre-Qualification Questionnaire will have already met this minimum requirement. The scoring of this Factor, “Safety Record”, shall be based on the extent to which the information provided in the Proposal demonstrates that the Proposer has exceeded this minimum requirement in respect to the following sub-factors:

1. Experience Modification Rate
2. Total Recordable Incident Rate (TRIR)
3. Days Away from Work Case(s)
4. Fatalities
5. OSHA Citation History

#### **G. Local Business Participation**

Proposer must demonstrate its commitment to procuring and retaining design and construction services through the use of local business enterprises (defined as North San Diego County) in the execution of the work for this project. Those that submit viable plans by listing North San Diego County firms or their approach to creating opportunities for local North San Diego County