

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION SELECTING AND RANKING A CONSTRUCTION MANAGER AT RISK FOR THE SARPY COUNTY STADIUM PROJECT

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2007), the County has the power to do all acts in relation to the concerns of the county necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, pursuant to Political Subdivisions Construction Alternatives Act (hereinafter, "The Act"), found at Neb. Rev. Stat. §13-2901(2008 Cum. Supp.), the Sarpy County Board of Commissioners has adopted policies for the implementation of The Act; and,

WHEREAS, pursuant to The Act and said policies, the Sarpy County Board of Commissioners approved the use of a construction manager at risk contract for the Sarpy County Stadium Project, requested and received letters of interest, prepared a request for proposal and received proposals from qualified construction managers; and,

WHEREAS, pursuant to The Act and said policies, the Sarpy County Board appointed a Selection Committee which met and evaluated proposals pursuant to the required criteria; and,

WHEREAS, the Selection Committee has recommended that the following construction managers be selected and ranked in the following order (descending): The Weitz Company, Sampson Construction Co., Inc., and Kiewit Corporation; and,

WHEREAS, the County Board of Commissioners has evaluated the proposals considering the criteria required by The Act and the policies of the County, and has considered the recommendations of the Selection Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the following Construction Managers are hereby selected and are ranked in the following order:

- 1) The Weitz Company _____ ;
- 2) Sampson Construction Co. Inc. _____
- 3) Kiewit Corporation _____ .

BE IT FURTHER RESOLVED THAT the County Administrator, Fiscal Administrator, County Attorney and such other staff as are necessary are hereby directed to negotiate a construction management at risk contract with the highest ranked construction manager and submit such contract to this Board for approval. In the event that a satisfactory contract cannot be negotiated with the highest ranked construction manager, such negotiations may terminate and negotiations may begin with the other selected construction managers, in order.

DATED this 6th day of October, 2009.

Moved by Tom Richards seconded by Rusty Hike,
that the above Resolution be adopted. Carried.

YEAS:

[Signature]
[Signature]
[Signature]
[Signature]

NAYS:

None

ABSENT:

[Signature]

ABSTAIN:

None



[Signature]
County Clerk

Approved as to form:

[Signature]
Deputy County Attorney

**Construction Manager at Risk
Evaluation Committee**

Proposal Rankings

According to the Recommended Guidelines and Procedures, which was adopted by the County Board of Commissioners, the County shall rank, in order of preference, the construction managers pursuant to the criteria in the request for proposals and taking into considerations the recommendation of the selection committee.

The County and the selection committee evaluated the proposals taking into consideration the criteria listed below with the percentage of total points for evaluation listed.

a. The financial resources of the construction manager to complete the project, five percent (5%)

1. Company is financially stable
2. Company has financial resources to support project
3. Company is able to obtain required bond

Group Score: _____

b. The ability of the proposed personnel of the construction manager to perform, fifteen percent (15%)

1. The proposed personnel have worked together in past
2. The proposed personnel have the ability to perform the work
3. The project team has the experience desired

Group Score: _____

c. The character, integrity, reputation, judgement, experience, and efficiency of the construction manager, twenty percent (20%)

1. The company is able to self perform
2. The company utilizes value engineering techniques
3. The company has relevant project experience
4. The company has local knowledge and experience

Group Score: _____

d. The quality of performance on previous projects, fifteen percent (15%)

1. References indicated the company was able to perform

Group Score: _____

e. The ability of the construction manager to perform within the time specified, twenty percent (20%)

1. The company understands the time frame
2. The company has the ability to meet the time frame
3. The company has a history of meeting time frames

Group Score: _____

f. The previous and existing compliance of the construction manager with laws relating to the contract, five percent (5%)

1. Company understands the laws associated with the project

Group Score: _____

g. Other information as may be secured having a bearing on the selection, twenty percent (20%)

1. The company does not have current projects that will interfere with the Sarpy County Baseball Stadium Project
2. The company understands the local market
3. The company will utilize local resources
4. The initial proposed fee structure

Group Score: _____

Sarpy County Board of Commissioners

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ADMINISTRATOR
Mark Wayne

DEPUTY ADMINISTRATOR
Scott Bovick

FISCAL ADMIN./PURCHASING AGT.
Brian Hanson



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MEMO

To: Sarpy County Commissioners

From: Mark Wayne, County Administrator

Re: CMAR Selection

The CMAR selection process started with the Board adoption of the Alternative Project Delivery Method policy on August 14, 2009. This allowed us to move forward with a request for Letters of Interest from interested contractors. At the same time we had the Board appoint a Selection Committee to review the formal RFP's from pre-qualified contractors. The Committee was made up of an extremely qualified group of professionals that included individuals with construction management and architectural degrees.

Nine (9) contractors submitted detailed Letters of Interest of which staff pre-qualified five (5) contractors to submit formal RFP's. The five (5) contractors were J.E. Dunn, Hawkins, Kiewit, Sampson and Weitz. The Selection Committee received all five (5) proposals and decided to interview three (3) contractors (Kiewit, Sampson, Weitz) for more detailed review. After interviewing the contractors a detailed evaluation and ranking process was conducted (see attached).

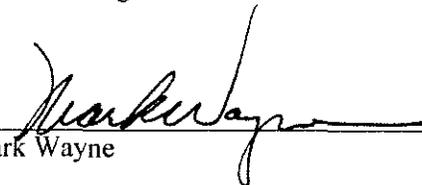
The qualifications of the management team assembled, the use of local vendors and labor held a great deal of weight in the evaluation process. It was apparent by the majority of the Selection Committee that Weitz was much more excited about the project and had a more qualified management team to construct the stadium.

Assuming the County Board approves Weitz to construct the stadium, the next step is to prepare and approve a contract for construction. It is our intention to have this completed by the end of October so that the contractor can begin in early November working on the seating bowl.

Feel free to contact me if you have any questions.

October 1, 2009

MW/dp


Mark Wayne

cc: Brian Hanson
Scott Bovick
Deb Houghaling
Beth Cunard
Mike Smith

CONFIDENTIAL **INFORMATION**

The confidential information in this packet includes the following information:

- Ranking sheet for The Weitz Company LLC
- Ranking sheet for Sampson Construction
- Ranking sheet for Kiewit Building Group

Please do not disseminate the confidential information contained inside for the purposes of contract negotiations.

If you have any questions, please contact Beth Cunard at 593-4476.