

EXHIBIT B

PROPOSAL EVALUATION FACTORS, SCORING AND RANKING METHODOLOGY

Request for Proposals (RFP) Review Panel

City staff, selected by the City Manager, or his designee, will evaluate each proposal for completeness and content and will utilize the Proposal evaluation factors, scoring and ranking methodology as indicated below. In addition, the Review Committee may, in its discretion, utilize outside experts to assist in the evaluation process. Each proposal will be evaluated based upon the relevant factors of the proposal. Following the scoring of Proposals and at the City's discretion, staff may choose to interview two or more closely ranked firms, but will not expect or schedule elaborate presentations, in accordance with the schedule and dates set forth in the RFP. License status and references will also be verified.

The proposal review will focus on the following factors:

- Technical Design and Construction Expertise
- Design-Build Team Organization and Personnel
- Work Plan Approach
- Design Concepts/Architectural Style
- Life Cycle Costs
- Skilled and Trained Workforce Commitment
- Responsiveness to HUD Section 3 Requirements and Qualification as a Section 3 Business Concern
- Cost Proposal

Basis for Award

The Project will be awarded to the selected Design Build Entity (DBE) based on a "Best Value" evaluation pursuant to California Public Contract Code Section 22614 and in compliance with Federal regulations. The selection and award shall use a "Stipulated Sum" approach for the Price component, where the Stipulated Sum is included as a fixed price and will not be scored for purposes of the RFP best value competition. However, factors such as the DBE's design and preconstruction fees, along with general condition costs and markups, will be evaluated in the best value competition.

Evaluation Factors and Scoring of Proposal

Each proposal will be evaluated and scored to determine the Best Value proposal based on the point system as described below. The City may elect to conduct interviews with some or all of the Proposers. Each Proposal will be evaluated on the basis of the total number of points scored in the City's evaluation of the Proposal. Exhibit G requires certain forms to be submitted in Tab 10 of the Proposal. The submission of these forms will not be scored. However, to be considered a responsive proposer, all required forms shall be included in the proposal.

Evaluation Factor

Evaluation Category	Maximum Points
A. Non-Price Factors:	
1. Technical Design and Construction Expertise	170
2. Design-Build Team Organization and Personnel	170
3. Work Plan Approach	170
4. Design Process/Architectural Style	70
5. Life Cycle Costs	50
6. Skilled Workforce Commitment	50
B. Price Factor:	
7. Fixed Fee and General Conditions Price	170
C. HUD Section 3 Preference:	
8. Preference for Section 3 Business Concern	150
<u>Total Proposal Points</u>	1000
Interview (if City elects to conduct interviews)	
1. Interview	100
2. Preference for Section 3 Business Concern	18
<u>Total Interview Points (if applicable)</u>	

Scoring of Non-Price Factors

Scoring of all Non-Price Factors will be based on the scores received from the evaluation of the Proposer’s information provided for each of the Factors listed in Evaluation Category A above. The scores received from each member of the Review Committee will be averaged for a final score. Clarification of issues identified during the technical analysis, if any, will be composed as written questions and submitted to the appropriate DBE. The DBE will respond in written form to the questions in the time allotted. Based on the written clarification received from the DBE and any analysis thereof, an evaluation of each proposal will be prepared. In addition, if the City elects to conduct interviews, clarifications and questions may be presented by the Review Committee during the interview process with responses requested during that interview.

Proposers will be deemed responsive if they provide all required information in the correct format. Any submittal failing to clearly present all of the requested information, or failing to be in the format requested, may be deemed nonresponsive and disqualified from further consideration.

Price Proposal Evaluation

The score will be based on the fees and costs provided by the Proposer in Exhibit G-3. The cost for the markups will be based on the Stipulated Sum minus preconstruction costs and design fees included in the Preconstruction Phase.

HUD/US Section 3 Business Concern Preference

This is a HUD/US Section 3 construction contract. A 15% of Total Rating Points will be applied for those Proposers that are a qualified HUD/US Section 3 Business Concern.