

FACILITY PROFESSIONAL SERVICES

GC/CM SELECTION
RANK ORDER COMPUTATION SHEET
AND SELECTION ANALYSIS

Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 5/25/2022	Project Number 2021-260
Name of Committee Chairperson David Head	


This Scoresheet Becomes Public Record


PHASE 1: STATEMENT OF QUALIFICATIONS		Date: 5/26/2022		Number of Submitting Firms		8	
Firms	PHASE 1 RANK OF PANEL MEMBERS					TOTAL ASSIGNED RANK	RANK ORDER
	David Head	Jonathan Martin	Patty McCray-Roberts	Michael Hale	Ross Jarvis		
1 Absher Construction Company	4	3	4	2	4	17	4
2 Andersen Construction	3	5	5	3	5	21	5
3 Korsmo Construction	1	1	2	1	3	8	1
4 FORMA Construction Company	2	2	1	6	2	13	2
5 Turner Construction	8	8	8	8	6	38	8
6 Clark Construction Group, LLC	6	6	6	5	7	30	6
7 M.A. Mortenson Company	5	4	3	4	1	17	4
8 Cornerstone General Construction	7	7	7	7	8	36	7
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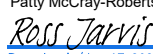
PHASE 2: INTERVIEWS		Date: 6/15/2022				
Firms	PHASE 2 TOTAL SCORES FROM COMMITTEE MEMBERS					AVERAGE PHASE 2 SCORE
	David Head	Jonathan Martin	Patty McCray-Roberts	Michael Hale	Ross Jarvis	
1. Absher Construction Company	78.05	75.75	73.25	68.00	77.25	74.46
2. FORMA Construction Company	81.85	80.00	81.60	73.25	82.25	79.79
3. Korsmo Construction	80.80	83.90	78.25	72.00	81.50	79.29
4. M.A. Mortenson Company	80.85	78.65	74.00	69.50	82.00	77.00


PHASE 3: BID OPENING		Date: 6/16/2022		
PROPOSAL SCORES				
	MACC: \$23,900,000.00	LOW BID: \$561,650.00		
Firms	Absher Construction Company	FORMA Construction Company	Korsmo Construction	M.A. Mortenson Company
GC/CM Fee % of MACC	3.100%	3.000%	2.35%	4.89%
GC/CM Fee \$	\$740,900.00	\$717,000.00	\$561,650.00	\$1,168,710.00
Bid Guarantee	Yes	Yes	Yes	Yes
Total Bid Amount	\$740,900.00	\$717,000.00	\$561,650.00	\$1,168,710.00
BID SCORE (Low Bid / (Bid X 15))	11.37	11.75	15.00	7.21
Interview Score	74.46	79.79	79.29	77.00
FINAL SCORE	85.831	91.540	94.290	84.209
FINAL RANK ORDER	3	2	1	4

SELECTION COMMITTEE CONSENSUS:


David Head


Patty McCray-Roberts
Patty McCray-Roberts (Jun 19, 2022 10:45 PDT)
Patty McCray-Roberts


Ross Jarvis
Ross Jarvis (Jun 17, 2022 12:17 PDT)
Ross Jarvis


Jonathan Martin

R. MICHAEL HALE
R. MICHAEL HALE (Jun 18, 2022 07:36 PDT)
Michael Hale

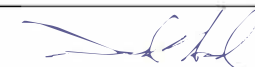
FACILITY PROFESSIONAL SERVICES
GC/CM SELECTION
PHASE 1 SCORING

Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 5/26/2022	Project Number 2021-260
Name of Selection Panel Member David Head	

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CRITERIA	Experience Key Personnel		Project Approach		Past Performance		Project Schedul & Cost Control		Capacity		Risk Identification		VE & Constructability Analysis		Proximity Location		Sustainable and LEED Experience		DBE Past Performance		Bonding Capacity	TOTAL WEIGHTED SCORE
	Scores	Weight	25	Weight	20	Weight	15	Weight	5	Weight	5	Weight	10	Weight	5	Weight	5	Weight	5	Weight	5	Pass/Fail
1 Absher Construction Company	88%	22.00	90%	18.00	92%	13.80	90%	4.50	90%	4.50	91%	9.10	92%	4.60	94%	4.70	94%	4.70	86%	4.30	Pass	90.20
2 Andersen Construction	90%	22.50	92%	18.40	90%	13.50	90%	4.50	90%	4.50	91%	9.10	90%	4.50	84%	4.20	94%	4.70	88%	4.40	Pass	90.30
3 Korsmo Construction	90%	22.50	92%	18.40	92%	13.80	90%	4.50	90%	4.50	92%	9.20	92%	4.60	96%	4.80	94%	4.70	86%	4.30	Pass	91.30
4 FORMA Construction Company	92%	23.00	90%	18.00	91%	13.65	88%	4.40	90%	4.50	92%	9.20	92%	4.60	88%	4.40	98%	4.90	88%	4.40	Pass	91.05
5 Turner Construction	82%	20.50	85%	17.00	90%	13.50	88%	4.40	92%	4.60	90%	9.00	92%	4.60	84%	4.20	96%	4.80	86%	4.30	Pass	86.90
6 Clark Construction Group, LLC	85%	21.25	90%	18.00	88%	13.20	92%	4.60	93%	4.65	92%	9.20	94%	4.70	84%	4.20	92%	4.60	90%	4.50	Pass	88.90
7 M.A. Mortenson Company	88%	22.00	90%	18.00	92%	13.80	90%	4.50	93%	4.65	91%	9.10	94%	4.70	84%	4.20	94%	4.70	88%	4.40	Pass	90.05
8 Cornerstone General Construction	83%	20.75	90%	18.00	92%	13.80	90%	4.50	90%	4.50	90%	9.00	86%	4.30	84%	4.20	92%	4.60	84%	4.20	Pass	87.85
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COMMENTS:


David Head

5/25/2022

Date

FACILITY PROFESSIONAL SERVICES
GC/CM SELECTION
PHASE 1 SCORING

Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 5/26/2022	Project Number 2021-260
Name of Selection Panel Member Jonathan Martin	

This Scoresheet Becomes Public Record

CRITERIA	Experience Key Personnel		Project Approach		Past Performance		Project Schedul & Cost Control		Capacity		Risk Identification		VE & Constructability Analysis		Proximity Location		Sustainable and LEED Experience		DBE Past Performance		Bonding Capacity	TOTAL WEIGHTED SCORE
	Scores	Weight	25	Weight	20	Weight	15	Weight	5	Weight	5	Weight	10	Weight	5	Weight	5	Weight	5	Weight	5	
1 Absher Construction Company	91%	22.75	91%	18.20	91%	13.65	90%	4.50	100%	5.00	90%	9.00	90%	4.50	100%	5.00	90%	4.50	100%	5.00	Pass	92.10
2 Andersen Construction	92%	23.00	92%	18.40	85%	12.75	90%	4.50	100%	5.00	85%	8.50	85%	4.25	100%	5.00	95%	4.75	100%	5.00	Pass	91.15
3 Korsmo Construction	95%	23.75	95%	19.00	95%	14.25	95%	4.75	100%	5.00	95%	9.50	95%	4.75	100%	5.00	95%	4.75	100%	5.00	Pass	95.75
4 FORMA Construction Company	95%	23.75	95%	19.00	95%	14.25	95%	4.75	100%	5.00	90%	9.00	90%	4.50	100%	5.00	85%	4.25	100%	5.00	Pass	94.50
5 Turner Construction	85%	21.25	90%	18.00	85%	12.75	80%	4.00	100%	5.00	85%	8.50	80%	4.00	100%	5.00	90%	4.50	100%	5.00	Pass	88.00
6 Clark Construction Group, LLC	85%	21.25	90%	18.00	85%	12.75	85%	4.25	100%	5.00	95%	9.50	95%	4.75	100%	5.00	95%	4.75	100%	5.00	Pass	90.25
7 M.A. Mortenson Company	90%	22.50	90%	18.00	90%	13.50	90%	4.50	100%	5.00	90%	9.00	90%	4.50	100%	5.00	90%	4.50	100%	5.00	Pass	91.50
8 Cornerstone General Construction	90%	22.50	85%	17.00	85%	12.75	85%	4.25	100%	5.00	85%	8.50	85%	4.25	100%	5.00	90%	4.50	100%	5.00	Pass	88.75
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COMMENTS:


Jonathan Martin

5/26/2022
Date

FACILITY PROFESSIONAL SERVICES
GC/CM SELECTION
PHASE 1 SCORING

Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 5/26/2022	Project Number 2021-260
Name of Selection Panel Member Patty McCray-Roberts	

This Scoresheet Becomes Public Record

CRITERIA	Experience Key Personnel		Project Approach		Past Performance		Project Schedul & Cost Control		Capacity		Risk Identification		VE & Constructability Analysis		Proximity Location		Sustainable and LEED Experience		DBE Past Performance		Bonding Capacity	TOTAL WEIGHTED SCORE
	Weight	25	Weight	20	Weight	15	Weight	5	Weight	5	Weight	10	Weight	5	Weight	5	Weight	5	Weight	5		
1 Absher Construction Company	80%	20.00	85%	17.00	80%	12.00	70%	3.50	80%	4.00	80%	8.00	75%	3.75	95%	4.75	70%	3.50	85%	4.25	Pass	80.75
2 Andersen Construction	75%	18.75	90%	18.00	75%	11.25	80%	4.00	80%	4.00	80%	8.00	70%	3.50	75%	3.75	75%	3.75	75%	3.75	Pass	78.75
3 Korsmo Construction	85%	21.25	90%	18.00	85%	12.75	80%	4.00	75%	3.75	75%	7.50	80%	4.00	100%	5.00	80%	4.00	90%	4.50	Pass	84.75
4 FORMA Construction Company	85%	21.25	95%	19.00	95%	14.25	85%	4.25	80%	4.00	75%	7.50	70%	3.50	75%	3.75	70%	3.50	80%	4.00	Pass	85.00
5 Turner Construction	70%	17.50	75%	15.00	70%	10.50	65%	3.25	80%	4.00	75%	7.50	65%	3.25	60%	3.00	80%	4.00	70%	3.50	Pass	71.50
6 Clark Construction Group, LLC	75%	18.75	85%	17.00	75%	11.25	70%	3.50	70%	3.50	85%	8.50	75%	3.75	70%	3.50	75%	3.75	80%	4.00	Pass	77.50
7 M.A. Mortenson Company	85%	21.25	90%	18.00	90%	13.50	80%	4.00	80%	4.00	80%	8.00	70%	3.50	80%	4.00	75%	3.75	90%	4.50	Pass	84.50
8 Cornerstone General Construction	80%	20.00	80%	16.00	80%	12.00	70%	3.50	80%	4.00	70%	7.00	80%	4.00	70%	3.50	70%	3.50	75%	3.75	Pass	77.25
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COMMENTS:

Patty McCray-Roberts
Patty McCray-Roberts (Jun 19, 2022 10:45 PDT)
Patty McCray-Roberts

5/26/2022

Date

FACILITY PROFESSIONAL SERVICES
GC/CM SELECTION
PHASE 1 SCORING

Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 5/26/2022	Project Number 2021-260
Name of Selection Panel Member Michael Hale	

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CRITERIA	Experience Key Personnel		Project Approach		Past Performance		Project Schedul & Cost Control		Capacity		Risk Identification		VE & Constructability Analysis		Proximity Location		Sustainable and LEED Experience		DBE Past Performance		Bonding Capacity	TOTAL WEIGHTED SCORE
	Scores	Weight	25	Weight	20	Weight	15	Weight	5	Weight	5	Weight	10	Weight	5	Weight	5	Weight	5	Weight		
1 Absher Construction Company	90%	22.50	94%	18.80	90%	13.50	90%	4.50	90%	4.50	90%	9.00	90%	4.50	90%	4.50	85%	4.25	85%	4.25	Pass	90.30
2 Andersen Construction	90%	22.50	90%	18.00	95%	14.25	85%	4.25	90%	4.50	90%	9.00	85%	4.25	90%	4.50	90%	4.50	85%	4.25	Pass	90.00
3 Korsmo Construction	90%	22.50	92%	18.40	95%	14.25	92%	4.60	90%	4.50	92%	9.20	85%	4.25	90%	4.50	90%	4.50	90%	4.50	Pass	91.20
4 FORMA Construction Company	90%	22.50	88%	17.60	88%	13.20	90%	4.50	85%	4.25	85%	8.50	85%	4.25	90%	4.50	90%	4.50	90%	4.50	Pass	88.30
5 Turner Construction	88%	22.00	88%	17.60	88%	13.20	88%	4.40	90%	4.50	85%	8.50	85%	4.25	85%	4.25	90%	4.50	90%	4.50	Pass	87.70
6 Clark Construction Group, LLC	88%	22.00	90%	18.00	90%	13.50	90%	4.50	85%	4.25	90%	9.00	85%	4.25	85%	4.25	90%	4.50	85%	4.25	Pass	88.50
7 M.A. Mortenson Company	90%	22.50	92%	18.40	90%	13.50	90%	4.50	90%	4.50	90%	9.00	85%	4.25	85%	4.25	90%	4.50	90%	4.50	Pass	89.90
8 Cornerstone General Construction	90%	22.50	88%	17.60	88%	13.20	90%	4.50	90%	4.50	85%	8.50	85%	4.25	85%	4.25	85%	4.25	85%	4.25	Pass	87.80
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COMMENTS:

R. MICHAEL HALE
R. MICHAEL HALE (Jun 18, 2022 07:36 PDT)
Michael Hale

5/26/2022
Date

FACILITY PROFESSIONAL SERVICES
 GC/CM SELECTION
 PHASE 1 SCORING

Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 5/26/2022	Project Number 2021-260
Name of Selection Panel Member Ross Jarvis	

This Scoresheet Becomes Public Record

CRITERIA	Experience Key Personnel		Project Approach		Past Performance		Project Schedul & Cost Control		Capacity		Risk Identification		VE & Constructability Analysis		Proximity Location		Sustainable and LEED Experience		DBE Past Performance		Bonding Capacity	TOTAL WEIGHTED SCORE		
	Scores	Weight	25	Weight	20	Weight	15	Weight	5	Weight	5	Weight	10	Weight	5	Weight	5	Weight	5	Weight			5	Pass/Fail
1 Absher Construction Company	90%	22.50	100%	20.00	92%	13.80	100%	5.00	100%	5.00	100%	10.00	100%	5.00	100%	5.00	100%	5.00	100%	5.00	100%	5.00	Pass	96.30
2 Andersen Construction	90%	22.50	95%	19.00	92%	13.80	100%	5.00	100%	5.00	100%	10.00	100%	5.00	90%	4.50	100%	5.00	100%	5.00	100%	5.00	Pass	94.80
3 Korsmo Construction	90%	22.50	100%	20.00	95%	14.25	100%	5.00	100%	5.00	100%	10.00	100%	5.00	100%	5.00	100%	5.00	100%	5.00	100%	5.00	Pass	96.75
4 FORMA Construction Company	95%	23.75	100%	20.00	100%	15.00	100%	5.00	100%	5.00	100%	10.00	100%	5.00	95%	4.75	100%	5.00	100%	5.00	100%	5.00	Pass	98.50
5 Turner Construction	90%	22.50	90%	18.00	92%	13.80	100%	5.00	100%	5.00	100%	10.00	100%	5.00	90%	4.50	100%	5.00	100%	5.00	100%	5.00	Pass	93.80
6 Clark Construction Group, LLC	85%	21.25	90%	18.00	90%	13.50	100%	5.00	100%	5.00	100%	10.00	100%	5.00	95%	4.75	100%	5.00	100%	5.00	100%	5.00	Pass	92.50
7 M.A. Mortenson Company	100%	25.00	100%	20.00	100%	15.00	100%	5.00	100%	5.00	100%	10.00	100%	5.00	90%	4.50	100%	5.00	100%	5.00	100%	5.00	Pass	99.50
8 Cornerstone General Construction	85%	21.25	90%	18.00	90%	13.50	100%	5.00	100%	5.00	100%	10.00	100%	5.00	90%	4.50	100%	5.00	100%	5.00	100%	5.00	Pass	92.25
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COMMENTS:

Ross Jarvis
 Ross Jarvis (Jun 17, 2022 12:17 PDT)

5/26/2022
 Date

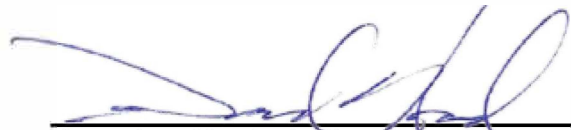
FACILITY PROFESSIONAL SERVICES

GC/CM SELECTION
PHASE 2 SCORING

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Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 6/16/2022	Project Number 2021-260
Name of Selection Panel Member David Head	

Interview Criteria	Points	Absher Construction Company		FORMA Construction Company		Korsmo Construction		M.A. Mortenson Company	
		Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score
Ability and qualification of professional personnel	15	90%	13.50	96%	14.40	95%	14.25	95%	14.25
Risk analysis, mitigation and management	10	92%	9.20	97%	9.70	97%	9.70	96%	9.60
Value engineering, constructability/interdisciplinary review and approach to executing the project	15	92%	13.80	95%	14.25	94%	14.10	94%	14.10
Approach to Preconstruction Services, integration with design team, and cost estimating	15	93%	13.95	97%	14.55	95%	14.25	94%	14.10
Time and budget requirements; schedule management	15	92%	13.80	95%	14.25	95%	14.25	94%	14.10
Past performance on similar complex or negotiated contracts	15	92%	13.80	98%	14.70	95%	14.25	98%	14.70
Total Points			78.05		81.85		80.80		80.85



Committee Member's Signature

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Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 6/16/2022	Project Number 2021-260
Name of Selection Panel Member Jonathan Martin	

Interview Criteria	Points	Absher Construction Company		FORMA Construction Company		Korsmo Construction		M.A. Mortenson Company	
		Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score
Ability and qualification of professional personnel	15	85%	12.75	90%	13.50	98%	14.70	92%	13.80
Risk analysis, mitigation and management	10	90%	9.00	95%	9.50	98%	9.80	92%	9.20
Value engineering, constructability/interdisciplinary review and approach to executing the project	15	90%	13.50	95%	14.25	100%	15.00	92%	13.80
Approach to Preconstruction Services, integration with design team, and cost estimating	15	90%	13.50	95%	14.25	100%	15.00	92%	13.80
Time and budget requirements; schedule management	15	90%	13.50	95%	14.25	98%	14.70	92%	13.80
Past performance on similar complex or negotiated contracts	15	90%	13.50	95%	14.25	98%	14.70	95%	14.25
Total Points			75.75		80.00		83.90		78.65



Committee Member's Signature

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FACILITY PROFESSIONAL SERVICES

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Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 6/16/2022	Project Number 2021-260
Name of Selection Panel Member Patty McCray-Roberts	

Interview Criteria	Points	Absher Construction Company		FORMA Construction Company		Korsmo Construction		M.A. Mortenson Company	
		Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score
Ability and qualification of professional personnel	15	95%	14.25	95%	14.25	95%	14.25	90%	13.50
Risk analysis, mitigation and management	10	80%	8.00	90%	9.00	100%	10.00	80%	8.00
Value engineering, constructability/interdisciplinary review and approach to executing the project	15	80%	12.00	95%	14.25	90%	13.50	90%	13.50
Approach to Preconstruction Services, integration with design team, and cost estimating	15	85%	12.75	100%	15.00	90%	13.50	80%	12.00
Time and budget requirements; schedule management	15	85%	12.75	97%	14.55	90%	13.50	95%	14.25
Past performance on similar complex or negotiated contracts	15	90%	13.50	97%	14.55	90%	13.50	85%	12.75
Total Points			73.25		81.60		78.25		74.00

Patty McCray-Roberts
[Patty McCray-Roberts \(Jun 19, 2022 10:45 PDT\)](#)
 Committee Member's Signature

COMMENTS:

FACILITY PROFESSIONAL SERVICES

GC/CM SELECTION
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Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 6/16/2022	Project Number 2021-260
Name of Selection Panel Member Michael Hale	

Interview Criteria	Points	Absher Construction Company		FORMA Construction Company		Korsmo Construction		M.A. Mortenson Company	
		Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score
Ability and qualification of professional personnel	15	90%	13.50	90%	13.50	90%	13.50	90%	13.50
Risk analysis, mitigation and management	10	80%	8.00	80%	8.00	90%	9.00	80%	8.00
Value engineering, constructability/interdisciplinary review and approach to executing the project	15	80%	12.00	90%	13.50	80%	12.00	80%	12.00
Approach to Preconstruction Services, integration with design team, and cost estimating	15	80%	12.00	95%	14.25	80%	12.00	80%	12.00
Time and budget requirements; schedule management	15	70%	10.50	80%	12.00	80%	12.00	80%	12.00
Past performance on similar complex or negotiated contracts	15	80%	12.00	80%	12.00	90%	13.50	80%	12.00
Total Points			68.00		73.25		72.00		69.50

R. MICHAEL HALE
[R. MICHAEL HALE \(Jun 18, 2022 07:36 PDT\)](#)
 Committee Member's Signature

COMMENTS:

FACILITY PROFESSIONAL SERVICES

**GC/CM SELECTION
PHASE 2 SCORING**

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Project description Tacoma Community College Center for Innovative Learning and Engagement	
Date of Evaluation 6/16/2022	Project Number 2021-260
Name of Selection Panel Member Ross Jarvis	

Interview Criteria	Points	Absher Construction Company		FORMA Construction Company		Korsmo Construction		M.A. Mortenson Company	
		Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score	Weight	Weighted Score
Ability and qualification of professional personnel	15	95%	14.25	95%	14.25	95%	14.25	95%	14.25
Risk analysis, mitigation and management	10	90%	9.00	95%	9.50	95%	9.50	100%	10.00
Value engineering, constructability/interdisciplinary review and approach to executing the project	15	90%	13.50	100%	15.00	95%	14.25	95%	14.25
Approach to Preconstruction Services, integration with design team, and cost estimating	15	90%	13.50	100%	15.00	100%	15.00	95%	14.25
Time and budget requirements; schedule management	15	90%	13.50	95%	14.25	95%	14.25	95%	14.25
Past performance on similar complex or negotiated contracts	15	90%	13.50	95%	14.25	95%	14.25	100%	15.00
Total Points			77.25		82.25		81.50		82.00

Ross Jarvis

Committee Member's Signature

COMMENTS:

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2021-260-GCCM-Scoresheet-Summary


Final Audit Report

2022-06-19


Created:	2022-06-17
By:	Angeline Ernst (angeline.ernst@des.wa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0g7Gu_OtZJadWw9nukuNEU0WCpy0zyNO

"2021-260-GCCM-Scoresheet-Summary" History


-  Document created by Angeline Ernst (angeline.ernst@des.wa.gov)
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 Agreement completed.
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