

Select Construction Manager for Civic Campus Project

Public Works Department

Council Meeting

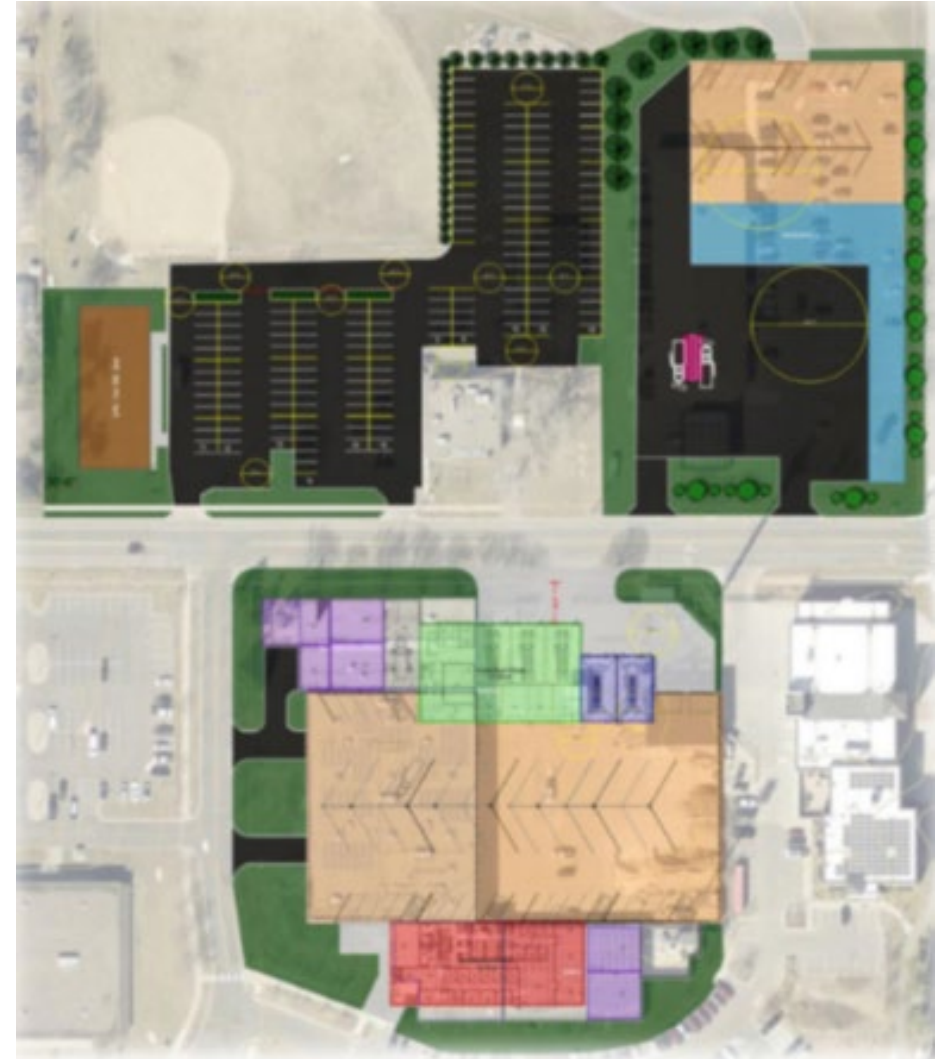
October 13, 2025



Select Construction Manager

Background

- July 7, 2025 – Council approved moving forward with Concept C
- July 21, 2025 – Council approved RFQ & RFP for Architectural Services
- July 23, 2025 - Released RFQ
- August 25, 2025 - RFQ's Due
 - 8 Submitted
- September 5, 2025 -RFP Released to top 5 scores
- September 19, 2025 – Proposals Due
 - 5 Submitted
- October 1, 2025 – Interviewed top two scoring firms



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Scoring

- 8 Firms Submitted Proposals
 - Kraus-Anderson Construction
 - McGough Construction
 - ICS Construction
 - Knuteson Construction
 - RJM Construction
 - Market & Johnson Construction
 - Stahl Construction
 - Rochon Construction
- Staff scored proposal on the RFQ matrix
 - City Manager, Public Works Director, Parks and Recreation Director, City Engineer, Parks Superintendent and the Building Official

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Scoring Matrix - RFQ

SUMMARY		REVIEWER						
Factor	Proposal #1	Proposal #2	Proposal #3	Proposal #4	Proposal #5	Proposal #6	Proposal #7	Proposal #8
	Kraus-Anderson	McGough	ICS	Knutson Construction	RJM Construction	Market & Johnson	Stahl Construction	Rochon
1) Respondent firm's experience with comparable projects for both aspects of the project, including its ability to complete the projects on time and within budget as CMaR.	25	20	20	20	25	10	10	15
2) Project Staff experience, past performance, technical competence, capacity and capability of key personnel to perform as CMaR.	20	20	15	18	20	18	20	10
3) Respondent Firm's safety record.	15	15	13	14	14	15	15	5
4) Cost of project services.	35	24	15	33	27	34	34	35
TOTAL POINTS	95	79	63	85	86	77	79	65
RANK	1	4	8	3	2	6	4	7

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Scoring Matrix - RFP

Contractor:		Kraus-Anderson	McGough	Knuteson	RJM	Stahl
Performance Criteria	Points	Average	Average	Average	Average	Average
Project Team and Team-Member Experience	10	9.2	7.7	7.7	7.7	6.7
Project Approach and Work Plan	20	18.8	15.2	15.3	14.5	13.7
Cost Estimating	10	9.0	8.0	7.7	8.7	7.0
Scheduling	10	8.8	8.0	7.7	6.3	7.0
Fee Structure (Fee structure submitted with RFQ will be rescored as part of the RFP scoring process)	40	35.1	21.5	26.1	36.5	31.2
Interview	10	10.0	0.0	0.0	5.0	0.0
TOTAL SCORE (Bid Price /Score)	100	90.9	60.3	64.4	78.7	65.5
Average Score		90.9	60.3	64.4	78.7	65.5
Rank		1	5	4	2	3

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Costs & Hours

	Hours			Costs		
	LPCDS	MOC	Total	LPCDS	MOC	Total
Kraus-Anderson	4,330	10,369	14,699	\$ 889,446	\$ 2,739,792	\$ 3,629,238
McGough	4,315	13,414	17,729	\$ 1,262,500	\$ 4,607,623	\$ 5,870,123
ICS	3,922	5,585	9,507	\$ 953,167	\$ 2,585,169	\$ 3,538,336
Knutson	4,707	13,814	18,521	\$ 1,094,185	\$ 3,828,787	\$ 4,922,972
RJM	2,802	9,308	12,110	\$ 703,536	\$ 2,673,564	\$ 3,377,100
M&J	7,381	14,667	22,048	\$ 1,332,425	\$ 3,467,435	\$ 4,799,860
Stahl	4,136	8,248	12,384	\$ 931,280	\$ 2,591,560	\$ 3,522,840
Rochon	4,577	9,154	13,731	\$ 922,773	\$ 2,690,203	\$ 3,612,976

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Proposals

- Based on the scoring staff choose to interview top two firms
 - Kraus Anderson Construction
 - RJM Construction
- October 1, 2025 – Interviewed the selected firms
- Based on the scores and the interviews staff recommends selecting Kraus Anderson Construction as the Construction Manager for the Civic Campus Project
 - 2,200 Construction Manager at Risk Projects
 - Over 40 Public Works Facilities
 - Over 20 License Center and dance studios
 - Project team has extensive experience.
 - Project manager and project superintendent over 10 years experience.
 - Similar projects for scope and budget
 - Existing knowledge of the project including challenges associated with this project
 - Includes Eden Resources to help with public relations and community engagement
 - Cost of services and hours provided overall best value

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Budget

- Kraus-Anderson Fees
 - MOC – \$2,739,792.00 – Sales Tax
 - LPCDS – \$889,446.00 – TBD
 - **Total - \$3,629,238.00**

Civic Campus Project Budget

	MOC	LPCDS	Total
Total Funding Available	\$ 64,200,000.00	TBD	
Total Project Budget based on CCMP Estimate - July 2025	\$ 60,800,000.00	\$ 14,500,000.00	\$ 75,300,000.00
Soft Cost Portion of the Project Budget	\$ 12,920,702.00	\$ 3,348,394.00	\$ 16,269,096.00
Architect - LHB	\$ 2,000,509.00	\$ 630,911.00	\$ 2,631,420.00
CmaR - Kraus Anderson	\$ 2,739,792.00	\$ 889,446.00	\$ 3,629,238.00
Estimated budget remaining for additional soft costs	\$ 8,180,401.00	\$ 1,828,037.00	\$ 10,008,438.00

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Requested Council Action

1. Approve the selection of Kraus-Anderson for Construction Management Services related to the Civic Campus Project.
 - If selected, staff would bring an agreement for approval to the October 27, 2025, City Council Meeting

QUESTIONS