

## Voigt Park – General Contractor Selection

The committee recommends Metropolitan as General Contractor for the Voigt Park project. Please see rankings per requested by the RFP and points to note below.

### General Conditions and Fees based on \$3,950,000 budget

Malitz - \$388,256.50 – Pre-construction + General Conditions + Fee

Koontz - \$393,615 – Pre-construction + General Conditions + Fee

Metropolitan - \$404,250 – Pre-construction + General Conditions + Fee

*\*\*From 1<sup>st</sup> to 3<sup>rd</sup> is a difference of \$15,993.50, which makes up .4% of the project budget*

### Metropolitan

Qualification & Relative Experience: [10] Tied with Koontz (SACC clubhouse & ballroom, Landa Park, Research Park Pool/clubhouse, and South San Athletic Facility)

Team Composition: [10] 1<sup>st</sup>

Previous Project Performance: [10] 1st

Fee: [8] 3<sup>rd</sup>

Total Weighted Avg – **9.2**

### Points to note:

- Specialty project GC – Known to work on specialty projects with unique features with an average cost of 2-6 million.. This size project fits directly in their portfolio
- Project Executive is a resident of HP and Owner of the company and is working directly with this project.
- Pre-construction process was most impressive along with a resume and recent known projects of saving clients money through this process
- Does not have a performance failure claim in 29+ years as well as no known lawsuits
- References inquired of current projects and recently completed projects have proven to be on time and within budget
- Metropolitan listed the shortest completion timeline based on documentation provided.
- Management Team was superior specifically the Project Manager.

- Performed the most research on the project. Showed the most interest in their presentation.

### **Koontz**

Qualification & Relative Experience: [10] Tied with Metropolitan (16 apartment clubhouse pools)

Team Composition: [7] 3<sup>rd</sup>

Previous Project Performance: [7] 3<sup>rd</sup>

Fee: [9] 2<sup>nd</sup>

Total Weighted Avg – **8.55**

#### **Points to note:**

- Corporate project specialty – larger contractor known for doing much larger projects, this would register as a small project
- Currently have two active known lawsuits, which they are defending, both related to performance failures.
- In reviewing current projects, the committee inquired on two current projects which are both delayed.
- Pre-construction process ranked 2<sup>nd</sup>

### **Malitz**

Qualification & Relative Experience: [7] 3<sup>rd</sup> (Trinity University Tennis Renovation, Mays Family YMCA, and Arcadia Ridge Amenity Center\*\*still under construction)

Team Composition: [8] 2<sup>nd</sup>

Previous Project Performance: [9] 2<sup>nd</sup>

Fee: [10] 1<sup>st</sup>

Total Weighted Avg – **8.8**

#### **Points to Note:**

- Project size fits their portfolio
- PM on the job is an HP resident and working directly with this project
- Project timeline is the longest.
- No lawsuits to date
- Pre-construction process was weak and concerning