

**MINUTES OF THE
CMAR RFQ PROPOSAL SCORING AND RANKING**

**New Nursing Building
Nicholls State University
Thibodaux, Louisiana
Project No. 19-621-22-01, F.19002436**

A meeting of the selection committee for the scoring and ranking of Proposers for the project referenced above was held in the Claiborne Building, 1201 N. Third Street, 1-155 North Dakota, Baton Rouge, Louisiana 70802 on Tuesday, November 28, 2023.

The meeting was called to order at 8:00 a.m. by Bobby Boudreaux, FPC Assistant Director and RFQ Coordinator. Those committee members present were: Chip Verges, Nick Moldaner, David Van Alstine, David Poche and Danielle Breaux.

The first item of business was to ask for any public comments. Roger Husser, FPC Director, thanked the committee members for their time and effort serving on the committee. He noted that there have been changes to FPC's CMAR RFQ process and documents and thanked the proposers for their participation.

The next item of business was the scoring and ranking of applicants. Mr. Boudreaux explained the scoring and ranking of proposals and he noted that proposals were distributed to the committee members prior to this meeting for review, outlining the following:

The purpose of this meeting is to score and rank the Proposals to determine if a recommendation to award a contract to the Proposer that received the highest score on its Proposal will be made or if the 3 Proposers with the highest scoring Proposals will be granted interviews. Scoring will be in descending order with the highest total score representing the best score. Ballots have been provided to each committee member for the purpose of ranking each Proposal 1st, 2nd or 3rd for four different evaluation and selection criteria. The following scores are assigned to each rank: 1st = 3 points, 2nd = 2 points and 3rd = 1 point. Scoring will be in descending order with the highest total score representing the best score.

The first evaluation and selection criteria outlined in Tab 1 of the RFQ is History, Organization, Financial Condition of Proposer, which includes:

- Business organization and history of the Proposer
- Organization structure
- Financial condition

Mr. Boudreaux requested that Danielle Breaux, user agency representative, please share her recommendations for this selection criteria. He requested recommendations from other committee members. David Van Alstine and David Poche shared their recommendations as well.

Mr. Boudreaux requested that committee members complete their ranking on this evaluation and selection criteria on their ballots.

Mr. Boudreaux explained that the second evaluation and selection criteria that was outlined in Tab 2 of the RFQ is Qualifications & Staffing Plan, which includes:

- Pre-Construction Program
- Experience of key personnel including proposed partners and others proposed in key roles for the project.
- Relationships with the sub-contractor market
- Pre-construction phase staffing plans
- Construction phase staffing plans

Mr. Boudreaux requested that Danielle Breaux, user agency representative, please share her recommendations for this selection criteria. He requested recommendations from other committee members. David Van Alstine and David Poche shared their recommendations as well.

Mr. Boudreaux requested that committee members complete their ranking on this evaluation and selection criteria on their ballots.

Mr. Boudreaux explained that the third evaluation and selection criteria that was outlined in Tab 3 of the RFQ is Approach & Methodology, which includes:

- Management approach
- Project organization
- Expectation of being able to propose and meet an acceptable GMP on time that meets the Owner’s expectations
- Unique capabilities/resources
- Proposed strategy to maximize DBE, SE, and/or Veteran-Owned Firms participation on this Project
- Safety program

Mr. Boudreaux requested that Danielle Breaux, user agency representative, please share her recommendations for this selection criteria. He requested recommendations from other committee members. David Van Alstine and David Poche shared their recommendations as well.

Mr. Boudreaux requested that committee members complete their ranking on this evaluation and selection criteria on their ballots.

Mr. Boudreaux explained that the fourth and final evaluation and selection criteria that was outlined in Tab 4 of the RFQ is Past Performance and Experience on Similar Projects, which includes:

- Pre-construction and construction experience of Proposer and its Management Team on similar projects with comparable scale and complexity.
- Experience with innovative delivery and procurement strategies
- Experience in proposing innovative design alterations that preserve quality at less cost
- History of previous professional relationship(s) between proposed team members, the Architect, and the Owner
- Demonstration of ability to provide well integrated, team approach to pre-construction services on past projects
- Satisfaction on similar projects verified with past employers/customers.
- Past performance of DBE, SE and/or Veteran-Owned Firms participation on similar projects
- Safety record

Mr. Boudreaux requested that Danielle Breaux, user agency representative, please share her recommendations for this selection criteria. He requested recommendations from other committee members. David Van Alstine and David Poche shared their recommendations as well.

Mr. Boudreaux requested that committee members complete their ranking on this evaluation and selection criteria on their ballots.

Mr. Boudreaux collected the ballots and read the rankings aloud. The rankings were recorded, scored and totaled to derive a total score for each Proposer. The following scores are assigned to each rank: 1st = 3 points, 2nd = 2 points and 3rd = 1 point. Scoring is descending order with the highest total score representing the best score.

The following scores were recorded.

History, Organization, Financial Condition of Proposer

	Chip Verges	Nick Moldaner	David Van Alstine	David Poche	Danielle Breaux	Total
Arkel Constructors, LLC	3		2	3		8

Broadmoor, LLC		2	3	2		7
DonahueFavret Contractors, Inc.	2	1			1	4
Gibbs Construction, LLC						
Landis Construction Co., LLC						
MAPP, LLC						
Ratcliff-VPG, Joint Venture, LLC		3			2	5
Thompson Construction Co., LLC	1		1	1	3	6

Qualifications and Staffing Plan

	Chip Verges	Nick Moldaner	David Van Alstine	David Poche	Danielle Breaux	Total
Arkel Constructors, LLC			2	3		5
Broadmoor, LLC	1	3	3	2		9
DonahueFavret Contractors, Inc.	3	2			1	6
Gibbs Construction, LLC			1			1
Landis Construction Co., LLC						
MAPP, LLC						
Ratcliff-VPG, Joint Venture, LLC		1			2	3
Thompson Construction Co., LLC	2			1	3	6

Approach and Methodology

	Chip Verges	Nick Moldaner	David Van Alstine	David Poche	Danielle Breaux	Total
Arkel Constructors, LLC		1	1			2
Broadmoor, LLC		3	3			6
DonahueFavret Contractors, Inc.	3			2		5
Gibbs Construction, LLC		2	2		1	5
Landis Construction Co., LLC				3		3
MAPP, LLC	2			1	2	5
Ratcliff-VPG, Joint Venture, LLC						
Thompson Construction Co., LLC	1				3	4

Past Performance and Experience on Similar Projects

	Chip Verges	Nick Moldaner	David Van Alstine	David Poche	Danielle Breaux	Total
Arkel Constructors, LLC	1	2		2	3	8
Broadmoor, LLC	3			3		6
DonahueFavret Contractors, Inc.		1	2	1		4
Gibbs Construction, LLC			3		1	4

Landis Construction Co., LLC			1			1
MAPP, LLC	2				2	4
Ratcliff-VPG, Joint Venture, LLC		3				3
Thompson Construction Co., LLC						

A sum of the rankings was calculated to determine the total score:

	History, Organization, Financial Condition of Proposer	Qualifications and Staffing Plan	Approach and Methodology	Past Performance and Experience on Similar Projects	Total
Arkel Constructors, LLC	8	5	2	8	23
Broadmoor, LLC	7	9	6	6	28
DonahueFavret Contractors, Inc.	4	6	5	4	19
Gibbs Construction, LLC		1	5	4	10
Landis Construction Co., LLC			3	1	4
MAPP, LLC			5	4	9
Ratcliff-VPG, Joint Venture, LLC	5	3		3	11
Thompson Construction Co., LLC	6	6	4		16

Mr. Boudreaux then explained that at this time, the selection review committee may either:

1. Vote to recommend in writing to the Owner that the Part A; Pre-Construction Services contract be awarded to the Proposer that received the highest total score on its Proposal; or
2. Vote to grant an Interview/Presentation to the 3 Proposers with the highest scoring Proposals.

Ballots were distributed to committee members. Mr. Boudreaux explained that a “Yes” vote on this ballot indicates a vote to recommend that the owner award the contract to the proposer that received the highest total score, Broadmoor, LLC, and a “No” vote indicates a recommendation to grant an interview to the 3 proposers with the highest scores. Committee members completed their ballots and Mr. Boudreaux read them aloud.

The following votes were recorded:

Vote to Recommend Highest Score Proposer be Awarded the Contract	Chip Verges	Nick Moldaner	David Van Alstine	David Poche	Danielle Breaux
Recommend Award?	No	No	No	Yes	Yes

By majority of “No” votes, it was determined that the 3 proposers with the highest scores will be invited to be interviewed. These firms are:

- Arkel Constructors, LLC
- Broadmoor, LLC
- DonahueFavret Contractors, Inc.

Mr. Boudreaux explained that these firms will be contacted and provided additional information on the interviews.

Meeting was adjourned at 9:07 a.m.