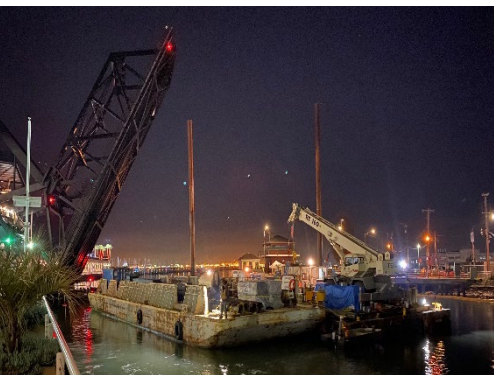
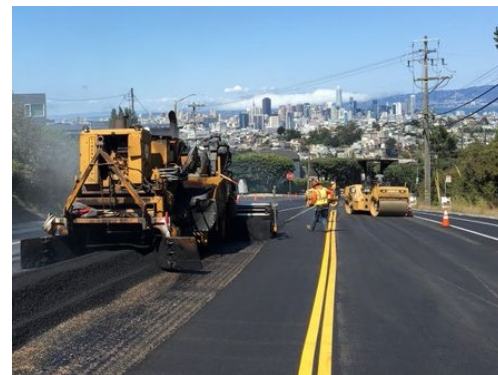
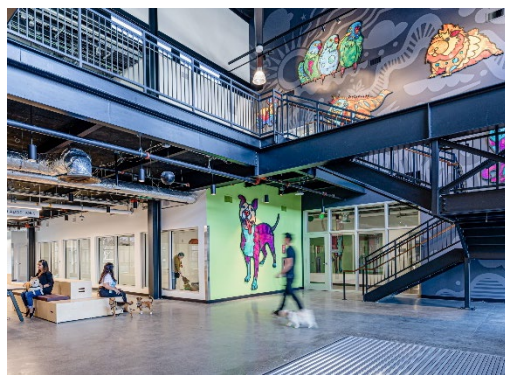
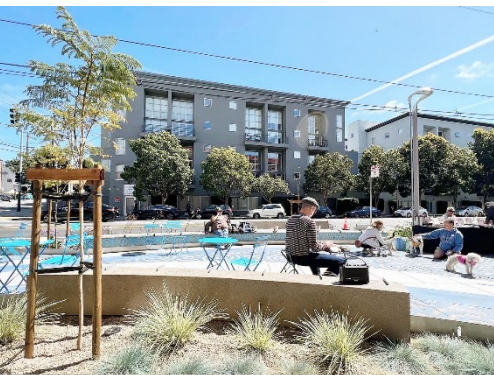




September 24, 2026

Construction Bid Evaluation Overview

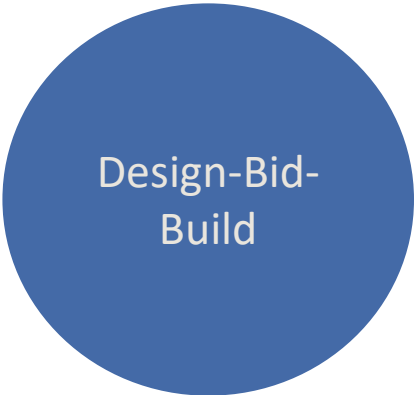
Ben Washington
Contract Administration Manager



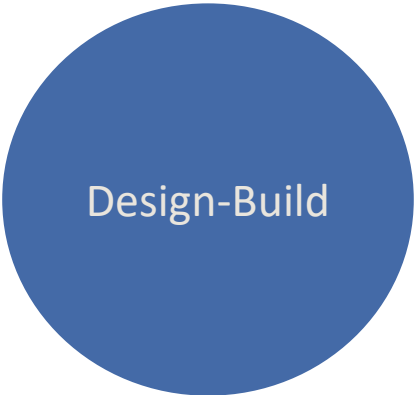
Purpose & Overview – Scoring/Selection Process

- ❖ Which Construction Procurement Methods Use Panel Evaluations
- ❖ How Selection Panels Are Established
- ❖ How Evaluation Criteria and Scoring Are Structured
- ❖ Key Administrative Code and Chapter 14B Requirements
- ❖ Key Controls for a Fair, Consistent and Defensible Process

Construction Procurements Including Evaluations – SF Admin Code Chapter 6



**SF Administrative
Code
Chapter 6.20**



**SF Administrative
Code
Chapter 6.61**



**SF Administrative
Code
Chapter 6.68**



**SF Administrative
Code
Chapter 6.74**

Design-Bid-Build (Low Bid) – Scoring/Selection Process – SF Admin Code 6.20

Roles & Responsibilities

- PM – Review Bids for Responsibility
- CMD – Confirm LBE Status
- Contract Admin – Review Bids for Responsiveness

Final Calculation

- Total Bid Price - LBE Bid Discount = Final Price (For Comparison)
- The Lowest Resulting Price Represents the Low Bidder

CONTRACT TITLE: PW VL NO 90 INFRA IMPR		
FULL TITLE: Various Locations Pavement Renovation No. 90 and Sewer Replacement		
BIDS RECEIVED: January 28, 2026		
<u>BIDDERS (in the order received & opened):</u>		
Ronan Construction, Inc.	<u>LBE Status</u>	<u>Total Bid Price</u>
R&S Construction Management Inc.	Micro-LBE 10%	\$6,410,990.00
A. Ruiz Construction Company	Micro-LBE 10%	\$6,355,270.00
	Micro-LBE 10%	\$5,896,845.00



Design-Build Construction – Scoring/Selection Process – SF Admin Code 6.61

Evaluation & Selection Criteria Includes:

- ❖ Minimum Qualifications – Pass/Fail
- ❖ Safety Evaluation – Pass/Fail
- ❖ CMD Evaluation – Responsive/Non-Responsive
- ❖ Technical Proposal Evaluation
- ❖ Oral Interviews
- ❖ Price Proposals

SFAC AAACC / MCCLA Seismic Improvements
Combined Evaluation Score Sheet

Score	weight	Nibbi Brothers Associates, Inc.		Pankow Builders		Truebeck Construction	
		raw scores	weighted score	raw scores	weighted score	raw scores	weighted score
RFQP - Technical Proposal		569.25		593.25		579.25	
RFQP - Oral Interview		439.75		454.00		425.50	
Non-Cost Criteria Score =	60%	1009.00	605.40	1047.25	628.35	1004.75	602.85
Cost Proposal	40%	98.57	39.43	95.54	38.22	100.00	40.00
WEIGHTED TOTAL:			644.83		666.57		642.85
RANKING:			2		1		3

Best Value Construction – Scoring/Selection Process – SF Admin Code 6.68

Solicitation Must Identify

- Evaluation Criteria
- Evaluation Methodology

Roles & Responsibilities

- PM – Qualify Contractors
- Panel – Evaluate Bidders Non-Cost Submittal Based on Previously Established Criteria
- Contract Admin – Review Bids for Responsiveness

Final Calculation

- $\text{Total Bid Price} \div \text{Non-Cost Score} = \text{Best Value Score}$
- The Lowest Resulting Score Represents the Best Value Bid

CONTRACT TITLE: PW ZSFG BLD 5 INPTNT ADLSCNT				
FULL TITLE: ZSFG Building 5 Inpatient Adolescent Behavioral Health Services (BHS) - TI Buildout [CITYWIDE PLA]				
BIDS OPENED: November 25, 2025				
<u>BIDDERS (in the order received & opened):</u>	<u>Status</u>	<u>Total Bid Price</u>	<u>Non-Price Score</u>	<u>Best Value Score</u> <u>(Total Price ÷ Non-Price Score)</u>
Rubecon General Contracting, Inc.	Micro / Small / SBA LBE 2%	\$16,037,245.00	65.67	244,209.61
Guzman Construction Group	N/A	\$14,498,004.00	73.33	197,709.04
Rodan Builders, Inc.	N/A	\$15,475,556.45	80.00	193,444.46

CM/GC – Scoring/Selection Process – SF Admin Code 6.74

Evaluation & Selection Criteria Includes:

- ❖ Minimum Qualifications – Pass/Fail
- ❖ Safety Evaluation – Pass/Fail
- ❖ CMD Evaluation – Responsive/Non-Responsive
- ❖ Non-Cost Criteria Evaluation
- ❖ Oral Interviews
- ❖ Cost Component Scoring

San Francisco Fire Department Division of Training Project									
Combined Evaluation Score Sheet									
		Clark Construction				Swinerton Builders			
Score	weight	raw scores		weighted score		raw scores		weighted score	
RFQ-Written		43.45				46.00		42.63	
RFP-Oral		41.38				45.25		41.88	
Non-Cost Criteria	50%	84.83		42.41		91.25		45.63	
Cost Proposal	50%	98.20		49.10		99.62		49.81	
WEIGHTED TOTAL:				91.51		95.43			
RANKING:				3		1			
		Webcor							
Score	weight	raw scores		weighted score		raw scores		weighted score	
RFQ-Written		42.63				41.88			
RFP-Oral		41.88							
Non-Cost Criteria	50%	84.50		42.25					
Cost Proposal	50%	100.00		50.00					
WEIGHTED TOTAL:				92.25					
RANKING:						2			

Panel Selection – SF Administrative Code Chapter 14B

Rule 11.4 - Selection Panel Member Makeup

Related Administrative Code Sections: [14B.10\(B\)\(6\)](#)

To ensure that selection processes do not arbitrarily disadvantage or discriminate against any LBE or other person, Contract Awarding Authorities shall abide by the following:

- Selection panel members should reflect the diversity of San Francisco.
- The project manager and any staff who worked on the RFP or RFQ shall not serve on the selection panel.
- No more than 50% of the selection panel members should be from the Contract Awarding Authority. This is consistent with the Controller’s contracting guidelines.



Panelist Rules

- Public Works Director Approves Panel + Contract Monitoring Division
- Score Individually Based on Proposer’s Responses
- Objective → Protect Fairness → Consistency → Transparency

How Evaluation Criteria Are Developed



Prior to Advertisement

- Define Project Objectives
- Identify Minimum Qualifications
- Identify Qualitative Evaluation Criteria
- Assign Weights/Points
- Define Scoring Methodology

Evaluation Criteria

- Relevant to Project
- Objective and Understandable
- Weighted According to the Published Methodology

Final Takeaways

Six Things to Remember

Start With Delivery Method

Establish Criteria Before Advertising Solicitation

Use Qualified and Appropriately Composed Panels

Obtain Director and CMD Approval of Panel Members

Score Individually Against Established Criteria

Document the Process





QUESTIONS