

February 27, 2020

20-105

AWARD CONTRACT FOR CONSTRUCTION
MANAGER/GENERAL CONTRACTOR (CM/GC) FOR
PORTLAND METROPOLITAN WORKFORCE
TRAINING CENTER (PMWTC)

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FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital Construction

APPROVED BY: Sylvia Kelley, Executive Vice President,
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REPORT: The 2017 Bond Program identified the replacement of the existing buildings that comprise the Portland Metropolitan Workforce Training Center (PMWTC) as a priority. The existing buildings were built in 1957 and 1989, and prior to being purchased by PCC in 1998 were in use as a VFW Hall and a grocery store. Minimal improvements have been made over the years, and there is a need to replace them with a purpose-built 40,000 – 50,000 square foot facility that will provide classrooms, meeting rooms, event space, staff offices, and space for service partners such as the State of Oregon Department of Human Services. The total project budget is estimated at \$32.5M, and the construction budget is estimated at \$22.75M.

On October 24, 2019, through BA 20-061 the Board adopted the finding, granted an exemption, and authorized the use of the CM/GC alternative contracting method for the PMWTC project.

On October 30, 2019, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), and the Portland Observer. A total of thirteen (13) contractors registered and received a copy of the RFP document. Of these none were a COBID registered firm. At the proposal closing time of 2:00 PM December 16th, 2019, the College received four (4) proposals, none of which were from a COBID registered firm, although one (1) proposal was a joint venture

including a COBID firm. The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach, and fee structure.

After review, the three highest-scoring proposers were invited for an interview.

After the interview process, the proposal score and interview were combined, and the highest-scoring firm Anderson Construction is recommended for contract award.

Anderson Construction, who is not a COBID firm, has committed to at least reaching and surpassing the PCC COBID goals, as well as the apprenticeship and workforce diversity goals.

The total cost for preconstruction services is \$150,000. Once the design phase is complete, we will come back to the Board for approval of the Guaranteed Maximum Price (GMP) through construction.

RECOMMENDATION: That the Board of Directors authorize negotiation of a contract for the Portland Metropolitan Workforce Training Center with Anderson Construction for a preconstruction fee of \$165,000, including a 10% contingency. Funding will be from the 2017 Bond.