

September 20, 2018

19-028

CONSTRUCTION MANAGEMENT/GENERAL
CONTRACTOR (CM/GC) SERVICES FOR SYLVANIA
CAMPUS

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FINANCIAL
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REPORT: Portland Community College (PCC) solicited proposals from qualified firms capable of providing relevant CM/GC services for the Sylvania Campus. Major areas of work to include major renovation of the Health Technology building, site improvements for ADA, campus access and accessibility; transit needs in partnership with TriMet, renovation, site improvements for campus circulation, accessibility, safety/security and maintenance upgrades to areas on campus impacted by the HT renovation upgrades. Additional maintenance upgrades in other areas on the campus to be identified as we work through the logistics planning for the HT projects. The construction services will involve management and completion of the construction work within a negotiated Guaranteed Maximum Price, as that term is defined in ORS 279.C.332.

On, June 27, 2018, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), the Portland Observer and the PCC Solicitation Website. Sixteen (16) vendors registered and received a copy of the RFP document and seven (7) plan centers. Of the sixteen (16) vendors, there was one (1) certified MWESB firm and one (1) MWESB plan center. At the proposal closing time of 2:00 PM, August 17, 2018, the College received four (4) proposals and none were MWESB certified firms. The proposals were evaluated on Firm/Team Experience, Project Management Approach, Local Conditions, MWESB Utilization, Community Engagement and Construction Management Fee.

The three (3) vendors that scored the highest points were selected to return for interviews, per the following scores:

Vendors:	Total Points
Lease Crutcher Lewis	559
Howard S. Wright	548
Andersen Construction	538
ASA Construction	313

The interview was scored on; why their firm is the best fit, how their firm will make a state-of-art health technology environment in the region, their experience with complex renovation projects, benefits and challenges of occupied versus non-occupied renovations; cost estimating strategies and approach, managing the project in an uncertain market and how they would collaborate with PCC’s design team. Based on the committee’s scores, the firm with the highest score has been requested to be awarded the contract.

Vendors:	Total Points
Lease Crutcher Lewis	557
Andersen Construction	510
Howard S. Wright	495

MWESB Note: None of the CM/GC contractors submitting proposals are certified MWESB firms. At this time we are only hiring the general contractor. Lease Crutcher Lewis is committed to MWESB and understands PCC’s goal of 20% participation for subcontractors. They have a history of going beyond that in recent projects.

RECOMMENDATION: That the Board of Directors accept and award a contract to Lease Crutcher Lewis, LLC. The term of the contract will be valid until the work is completed. Pre-construction cost will be \$200,000. Funds will be from the 2017 Bond Program.