

January 17, 2019

19-066

AWARD CONTRACT FOR PROGRESSIVE DESIGN  
BUILDING SERVICES FOR ROCK CREEK DEALER  
SERVICES TECHNOLOGY BUILDING

PREPARED BY: John MacLean, Finance and Procurement Manager,  
Planning and Capital Construction

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

APPROVED BY: Sylvia Kelley, Executive Vice President  
Mark Mitsui, College President

REPORT: The Rock Creek Dealer Services Technology Building (DSTB) will house the Electric Program Generation Program (EPG) that the Rock Creek Campus was approved to start in 2017. This building will support workforce training programs to provide highly trained technicians for current and future industry needs. The estimated total project cost is \$5 million.

On October 18<sup>th</sup> through BA 19-039 the Board adopted the finding, granted an exemption, and authorized the use of the design/build alternative contracting method for the DSTB project. With this method our contract is with the general contractor and the design firm works for the contractor. All of the sub-consultants and sub-contractors are brought on at a later date through a comprehensive selection process.

On October 24<sup>th</sup>, 2018 the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), Portland Observer, and the PCC solicitation website. A total of sixty four (64) contractors and architects registered and received a copy of the RFP document along with nine (9) plan centres. Of these sixteen (16) were MWESB firms. At the proposal closing time of 2:00 PM November 16<sup>th</sup>, 2018, the College received two (2) proposals. The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure.

<b>Contractor:</b>	<b>Points:</b>
Fortis Construction	528
Robert Evans Company	520

Both vendors were selected to move on to the oral interview.

Total points for submitted proposals and oral interviews

<b>Contractor:</b>	<b>Written:</b>	<b>Oral:</b>	<b>Total:</b>
Robert Evans Company	520	546	<b>1066</b>
Fortis Construction	528	535	1063

MWESB – Neither general contractor is a certified MWESB. However, both contractors partnered with an MWESB design firm. Robert Evans Company has partnered with CIDA who are a certified WBE. As part of the RFP we asked the firms how they would meet PCC’s goals of 20% MWESB utilization on this project. Robert Evans has committed to working with the College to meet that goal.

The cost for preconstruction services is \$89,468. Once the design phase is complete we will come back to Board for approval of the Guaranteed Maximum Price (GMP) through construction.

**RECOMMENDATION:** That the Board of Directors authorize PCC to negotiate a contract for the planning and design of the DSTB with the Robert Evans Company and approve the preconstruction services in the amount of \$89,468. Funding will be from the 2017 Bond.