

March 21, 2019

19-089

AWARD CONTRACT FOR PROGRESSIVE DESIGN BUILD  
SERVICES FOR SYLVANIA CAMPUS COLLEGE CENTER  
ROOF REPLACEMENT

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 Sylvania Campus College Center (CC) roof has exceeded its expected life cycle. The comprehensive assessment of building roofs that was carried out in 2017 identified this roof as a high priority for replacement. In addition to the roof replacement this project will address fall protection systems and replacement of rooftop mechanical systems as needed. The estimated total project cost is \$5 million.

On December 13<sup>th</sup>, 2018 through BA 19-053 the Board adopted the finding, granted an exemption, and authorized the use of the design/build alternative contracting method for the Sylvania College Center Roof Replacement 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 January 16<sup>th</sup>, 2019 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 twenty one (21) contractors and architects registered and received a copy of the RFP document along with eleven (11) plan centers. Of these six (6) were MWESB firms. At the proposal closing time of 2:00 PM February 18<sup>th</sup>, 2019, the College received three (3) proposals. The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure. Review committee member scores were added together,

averaged and then the scoring points for price were added to reach a final score with a maximum of 100 points.

<b>Contractor:</b>	<b>Points:</b>
Kirby Nagelhout Construction Co.	90
Flynn BEC LP	67
Weatherproofing Technologies Inc.	62

All three vendors were selected to move on to the oral interview.

Points awarded for the oral interviews were

<b>Contractor:</b>	<b>Points:</b>
Kirby Nagelhout Construction Co.	<b>88</b>
Flynn BEC LP	61
Weatherproofing Technologies Inc.	70

Final selection was made based on the scores from the interviews.

MWESB – None of proposers are a certified MWESB. As part of the RFP we asked the firms how they would meet PCC’s goals of 20% MWESB utilization on this project. Kirby Nagelhout has committed to working with the College to meet that goal. On the most recent project they have done for PCC they achieved a 37% MWESB utilization rate.

The total cost for preconstruction services is \$155,923 including a 10% contingency. 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 PCC to negotiate a contract for the planning and design of the Sylvania College Center Roof Replacement with Kirby Nagelhout Construction in the amount of \$155,923. Funding will be from the 2017 Bond.