

May 20, 2021

21-162

APPROVE GMP FOR CONSTRUCTION  
MANAGER/GENERAL CONTRACTOR (CM/GC) FOR  
CASCADE CAMPUS PUBLIC SAFETY BUILDING &  
PUBLIC SERVICE EDUCATION 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, President

REPORT: The 2017 Bond Program included the replacement of the existing Campus Public Safety Building (PSB) on the Cascade Campus. The existing building is a converted dental office that does not meet the departments needs and is unsuitable for renovation. The project involves demolition of the existing building and construction of a new purpose-built facility. The 2017 Bond also included funding to create medical simulation labs. The College has determined that the Public Services Education Building (PSEB) at Cascade is the most appropriate location for these labs.

On May 21, 2020, through BA 20-152 the Board adopted the finding, granted an exemption, and authorized the use of the CM/GC alternative contracting method for the Cascade Campus PSEB/PSB project.

On September 28, 2020, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), and the Portland Observer. P&CC staff notified directly notified COBID certified general contractors of the opportunity. A total of thirty-five (35) contractors registered and received a copy of the RFP document. Of these five (5) were a COBID registered firm.

At the proposal closing time of 2:00 PM October 23, the College received nine (9) proposals none of which were from an Oregon COBID registered firm although one (1) proposal was from a federally registered Service-Disabled

Veteran Business. The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure.

After review the seven (7) highest scoring proposers were invited for interview. A second interview was conducted with the two (2) highest scoring proposers after the first interview

After the interview process the proposal score and interview were combined and a pre-construction contract was entered into with the highest scoring firm O'Neill Walsh Community Builders (OWCB). Although OWCB are not a COBID registered firm one of the partners, O'Neill Construction Group, is registered in Oregon as a DBE & MBE firm.

OWCB have now submitted the Guaranteed Maximum Price for the first phase of the project which is creation of Medical Simulation Labs in the Public Safety Education Building. The GMP is \$1,193,042 and includes pre-construction services. P&CC staff have reviewed and recommend acceptance.

OWCB Construction have competitively bid the sub-contracts and awarded to the responsible proposers whose proposal is determined to be the most advantageous to the College.

The contract requires OWCB to make good faith efforts to achieve PCC goals for COBID participation, use of apprentices, and workforce diversity.

The proposed GMP has the following projections for these.

COBID – Target 20%

At this point OWCB are projecting that 28.7% of the GMP will go to MWESBSDV firms. The current breakdown is shown below.

<b>Certification</b>	<b>Amount</b>
Women Owned Business	\$364,868
Minority Owned Business	\$178,700
Emerging Small Business	\$12,000

Apprenticeship Hours – Target 20%

Workforce Diversity – Target 20% Minority, 15% Women,

P&CC staff will engage with OWCB Construction to ensure progress is made to meeting all PCC goals.

**RECOMMENDATION:** That the Board of Directors approve the Guaranteed Maximum Price presented by OWCB in the amount of \$1,193,042 plus 10% contingency for a total of \$1,312,346. Funding is from the 2017 Bond Program.