

November 16, 2023

24-062

APPROVE GUARANTEED MAXIMUM PRICE TO
BUILDSKAPE LLC FOR THE DISTRICT-WIDE IT TENANT
IMPROVEMENTS PROJECT

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

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2017 and 2022 Bond Programs include funding for furnishings and equipment across the district.

Over the last two years P&CC staff and Information Technology (IT) leadership have evaluated the space needs for IT staff across the district. This process has taken into account the changes required by the College reorganization and new methods of delivering IT services. IT management has identified a need to move to a shared workspace concept for staff working hybrid schedules.

At their May 18, 2023 meeting, the Board approved BR 23-139 to grant an exemption for competitive bidding and use the construction manager/general contractor (CM/GC) alternative contracting method for this project.

On June 30, 2023, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, P&CC staff reached out to all identified COBID registered firms who could provide these services. At the proposal closing time of 2:00 PM July 2023, 2023 two (2) proposals were received. One proposal was received from a COBID registered firm. The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure. After review, Buildscape, LLC was selected as the CM/GC contractor for this project.

Buildskape has provided a Guaranteed Maximum Price of \$2,152,262 to the College. PCC staff have reviewed and recommend acceptance.

Buildskape is registered with the Oregon Certification Office for Business Diversity as an Emerging Small Business (ESB).

COBID subcontractor participation is below

ESB	36%
MBE	15%
WBE	2%
DBE	2%
SDVBE	1%

Buidskape is implementing the Green Dot for the Trades Respectful Workplace program.

RECOMMENDATION: That the Board of Directors approve the Guaranteed Maximum Price (GMP) for the District-Wide IT Tenant Improvements Project from Buildskape LLC for up to \$2,367,488 including a 10% contingency. Funding is from both the 2017 and 2022 Bond Program.