

February 15, 2001

01-052

AWARD CONSTRUCTION MANAGER/GENERAL
CONTRACTOR (CM/GC) CONTRACT FOR THE
RENOVATION OF FOOD SERVICES FACILITIES
PROJECT AT SYLVANIA CAMPUS

PREPARED BY: Roger Cardinal, Manager, Procurement & Risk Services

FINANCIAL
RESPONSIBILITY: Linda Eden, Director, Auxiliary Services

APPROVED BY: Randy McEwen, Vice-President, Administrative Services
Dan Moriarty, President

REPORT: At the January 18, 2001 meeting, per Resolution #01-047, the Board adopted findings, granted an exemption from competitive bidding, and authorized the use of the Construction Manager/General Contractor (CM/GC) contracting method for the Renovation of Food Services Facilities Project at the Sylvania Campus. The work will involve approximately 26,500 square feet of renovation, predominantly in the College Center (CC) Building. Work will include the main kitchen, servery, dining room, meeting rooms, coffee bar, food service offices, and relocation of vending machines. The renovation will also include upgrades of existing mechanical and electrical systems, minor structural modifications, relocation of food service equipment and new finishes throughout.

A Request for Proposals (RFP) for a CM/GC for this project was issued and advertised* on December 20, 2000. Copies of the RFP documents were issued to twenty (20) contractors. A total of nine (9) proposals were submitted by the due date of January 24, 2001. The proposals have been reviewed and rated by a selection committee based on: firm background, firm workload, firm experience, experience of key personnel, partnering process, value engineering, administration of work, understanding of the project, project scheduling and

coordination, CM/GC experience, construction savings sharing, fee for construction management, and firm references. Also requested from each firm was their history of workforce development and contracting/subcontracting with MWESB firms.

Interviews were scheduled with the three (3) highest rated firms February 6-9, 2001. After award of the contract, staff and the selected contractor will negotiate a Guaranteed Maximum Price (GMP) for the project, which is part of the overall CM/GC method. The GMP will be brought back to the Board for expenditure approval when the GMP is developed.

Proposals were received from:

<u>Contractor</u>	<u>Points</u>
Anderson Construction Co.	1078
Emerick Construction Co.	1057
Baugh Construction Oregon	1072
Lease Crutcher Lewis Builds	1026
OTKM Construction	946
Robinson Construction	970
Slayden Construction	998
Turner Construction	1003
Wildish Building Co.	930

Note: None of these contractors are certified MWESB firms.

RECOMMENDATION: That the Board of Directors award the CM/GC contract to Anderson Construction Co. for the renovation of Food Services Facilities Project at the Sylvania Campus.

The actual total cost will be based on a negotiated GMP, which amount will be brought back to the Board for expenditure authority approval.

Funding for the actual construction will be from the general obligation bond issue.

* Advertised in: Daily Journal of Commerce
State of Oregon Vendor Information Program (VIP)
The Asian Reporter
El Hispanic News
The Portland Observer
The Skanner