

January 17, 2002

02-060

ACCEPT PROPOSAL/AWARD CONSTRUCTION
MANAGER/GENERAL CONTRACTOR (CM/GC)
CONTRACT FOR THE CAPITAL CENTER TENANT
IMPROVEMENT PROJECT

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

FINANCIAL
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, Vice-President, Administrative Services
Jesus "Jess" Carreon, President

REPORT: At the October 18, 2001 meeting, per Resolution #02-038, the Board adopted findings, granted an exemption from competitive bidding, and authorized the use of the Construction Manager/General Contractor (CM/GC) alternative contracting method for the Capital Center Tenant Improvement Project. The work will involve installation of new life safety (alarm) systems building-wide, installation of new HVAC controls, office renovations and conversions, improving approximately 17,000 square feet of open floor space into new classrooms, offices, storage and circulation spaces, plus an ADA up-grade of existing restrooms serving the area. Improvements include select demolition, wall and ceiling construction throughout, new and upgrading of existing electrical and mechanical systems, including the addition of one (1) rooftop air handler to serve the area.

A Request for Proposals (RFP) for a CM/GC for this project was issued and advertised* on November 1, 2001. RFP documents were sent to thirty-five (35) firms and nine (9) plan centers. Fifteen (15) proposals were received for consideration by the due date of November 27, 2001. The proposals were then reviewed and ranked, based on the evaluation criteria listed in the RFP, by a selection committee comprised of staff from PCC, the Oregon University System (OUS), and the project architects. The top five (5) ranked firms were then all interviewed by the selection committee on December 18, 2001.

Note: None of the contractors that submitted proposals are certified MWESB firms.

<u>Proposals received from:</u>	<u>Proposal Ranking</u>	<u>Contractors Interviewed</u>	<u>Final Rank</u>
Anderson Construction Co.	4	X	5
Baugh Construction	2	X	3
DPR Construction Inc.	5	X	2
Hammond Building Co.	14		
Howard S. Wright Constr. Co.	8		
Interwest Construction Inc.	11		
Kiewit Construction Co.	12		
Lease Crutcher Lewis Builders	1	X	4
Precision Construction Co.	13		
R & H Construction Co.	9		
Robinson Construction Co.	7		
Sierra Construction Co.	15		
Swinterton Builders	6		
Turner Construction Co.	10		
Walsh Construction Co.	3	X	1

The evaluation committee recommends awarding this CM/GC contract to Walsh Construction. Their project team appeared to be the most knowledgeable and experienced, and they also made the best impression in the interview process. Additionally, the project architects have had extensive experience working with Walsh Construction.

RECOMMENDATION:

That the Board of Directors accept the proposal from, and award the CM/GC contract for the Capital Center Tenant Improvement Project to Walsh Construction Company.

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

The majority of the actual construction costs for this project will be paid by the Oregon University System. Costs for PCC-related renovations and capital upgrades, architects, and other services will be paid from the PCC general obligation bond proceeds allocated for Capital Center bond program.

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

Resolution 02-060 was moved for approval by Director Margolin and it passed unanimously.