

April 18, 2002

02-093

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

PREPARED BY: John Persen, Manager, Bond MWESB Procurement Program

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 #02-037, 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 Southeast Center Construction Project. The project will be the development of a new center site to be located at 2315 SW 82nd Avenue, encompassing a 12,240 square foot addition to the existing building, a new two-story 26,658 square foot wing addition, plus the renovation of an existing 59,200 square foot one-story structure. The direct costs of the project are estimated to be approximately \$12,000,000.

A Request for Proposals (RFP) for a CM/GC for this project was issued and advertised in the Daily Journal of Commerce on February 1, 2002. RFP documents were sent to eighteen (18) contractors and four (4) plan centers. Nine (9) proposals were received for consideration by the due date of February 22, 2002. The proposals were then reviewed and scored, based on the evaluation criteria listed in the RFP, by a selection committee comprised of College staff and the project architect. The top five (5) scoring contractors were interviewed by the selection committee on March 22, 2002.

Note: Extensive outreach was done to MWESB general contractors for this project, particularly through OAME. However, none of the eighteen (18) contractors that requested copies of the RFP are certified MWESB firms.

There do not appear to be any certified MWESB firms that are qualified to do CM/GC projects at this time. There are many certified MWESB contractors that will be contacted and asked to bid on the sub-contract work for this project. Significant efforts will be made by the selected CM/GC to involve as many MWESB contractors in as much sub-contract work as possible.

<u>Proposals received from:</u>	<u>Written Proposal Scoring</u>	<u>Interview Scoring</u>	<u>Final Score</u>
Anderson Construction Co.	1005		
Baugh Construction	1073	521	1594
DPR Construction Inc.	987		
JE Dunn Construction	1046	522	1568
Hoffman Construction	1065	528	1593
Howard S. Wright Constr. Co.	1037	542	1579
Lease Crutcher Lewis Builders	967		
Turner Construction Co.	1013	480	1493
Walsh Construction Co.	984		

Upon completion of the evaluation process as prescribed in the RFP, the selection committee recommends awarding this CM/GC contract to the highest final scoring contractor, Baugh Construction. Baugh Construction brings the knowledge, experience and commitment to complete this project on time and within budget.

RECOMMENDATION:

That the Board of Directors accept the proposal from, and award the CM/GC contract for the Southeast Center Construction Project to Baugh Construction Company.

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

Director Anderson moved to approve Resolutions 02-084 through 02-094 and it passed unanimously.