

July 18, 2002

03-005

ACCEPT PROPOSAL/AWARD CONSTRUCTION
MANAGER/GENERAL CONTRACTOR (CM/GC)
CONTRACT FOR THE CASCADE CAMPUS EXPANSION
PROGRAM

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 #02-039, 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 Cascade Campus Expansion Program. The program consists of: construction of four (4) new buildings (168,000 sq. ft.), three (3) additions to existing buildings (45,000 sq. ft.), and renovations to four (4) existing buildings (54,000 sq.ft.). Total construction funding available for this project is currently estimated to be approximately \$30,000,000.

A Request for Proposals (RFP) for a CM/GC for this program was issued and advertised in the Daily Journal of Commerce on May 15, 2002. RFP documents were sent to twenty-one (21) contractors and four (4) plan centers. Nine (9) proposals were received for consideration by the due date of June 7, 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 June 28, 2002.

Note: Extensive outreach was done to MWESB general contractors for this project, particularly through OAME. However, none of the 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 very large CM/GC projects such as this 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>	Written Proposal <u>Scoring</u>	<u>Interviewed</u>
Anderson Construction Co.	1138	X
Baugh Construction	1098	X
DPR Construction Inc.	1073	
Howard S. Wright Constr. Co.	1137	X
JE Dunn Construction	1164	X
Lease Crutcher Lewis Builders Swinerton	1085 998	
Turner Construction Co.	1080	
Walsh Construction Co.	1133	X

Upon completion of the interview process, as prescribed in the RFP, the selection committee then held discussions regarding the relative merits and strengths of each firm in relation to meeting the needs of the PCC Cascade Campus Expansion Program. The firms were then ranked and two were ranked very close as first choice. References were checked further and the recommendation of the committee is to award this CM/GC contract to Walsh Construction Company.

RECOMMENDATION: That the Board of Directors accept the proposal from, and award the CM/GC contract for the Cascade Campus Expansion Program to, Walsh 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 Hereford made a motion to approve Resolution 03-005 and it passed unanimously.