

May 15, 2003

03-136

ACCEPT PROPOSAL/AWARD CONTRACT FOR THE
SYLVANIA CAMPUS TECHNOLOGY CLASSROOM
BUILDING

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 March 20, 2003 meeting, per Resolution #03-080, the PCC Local Contract Review Board adopted findings, granted a class exemption from competitive bidding, and authorized the use of alternative contracting methods for the remaining 2000 Bond Program Capital Improvement Projects.

It was determined by Procurement and Physical Plant staff that the alternative contracting method that would best serve the interests and needs of the College for the selection of a general contractor for the Sylvania Campus Technology Classroom Building project was a formal Request for Proposals (RFP) process. This project consists of construction of a new Technology Classroom Building of approximately 46,400 square feet, together with site modifications and landscaping. The approximate cost for the project is \$7,700,000.

An RFP document for this project was issued and advertised in the Daily Journal of Commerce on March 24, 2003. Advertisements were also placed in The Skanner, The Portland Observer, El Hispanic News and the Asian Reporter. Project notification was also placed on the PCC external website as well as the State of Oregon's Vendor Information Program website. RFP documents were sent to forty-eight (48) contractors and ten (10) plan centers. Nine (9) proposals were received for consideration by the due date of April 30, 2003. The proposals were 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 evaluation points criteria is: proposed price (0-100), MWESB experience (0-15), project scheduling (0-15), job understanding (0-15), work administration (0-10), firm partnering experience (0-5), key personnel experience (0-15), firm experience (0-15), firm workload (0-5), and firm background (0-5). The maximum points possible are 200.

An aspirational target of 15% MWESB utilization was established for this project. Proposers were required to perform Good Faith Effort from a list of 21 Divisions of Work identified and provided by Procurement. Proposers were also required to incorporate a Workforce Training and Hiring goal of 17% apprentice utilization into their proposal

<u>Proposals received from:</u>	<u>Total Points</u>	<u>Price</u>
Baugh Skanska	182	\$7,598,000
Emerick	164	7,999,000
Layton Construction	146	7,990,000
Lease Crutcher Lewis	140	8,220,000
P & C Construction	145	8,094,000
Robinson Construction	156	7,899,000
Swinerton Builders	157	7,942,000
Walsh Construction	130	8,427,000
Wildish Building Company*		

* Proposal had to be rejected as their first tier subcontractor list was not submitted on time, as is required by ORS 279.027(3)(5), per the advice of legal counsel.

Note: none of these contractors are State certified MWESB firms.

The evaluation committee recommends awarding this contract to Baugh Skanska as they received the highest number of points and also proposed the lowest price. They also did extensive outreach which complied with PCC Good Faith Effort Requirements by contacting over 116 MWESB firms for sub-contracts. Of their 33 First Tier sub-contractors, 6 are MWESB firms (18%), and current MWESB sub-contract dollar utilization is \$715,231.

RECOMMENDATION:

That the Board of Directors accept the proposal from, and award the construction contract for the Sylvania Campus Technology Classroom Building to, Baugh Skanska, in the amount of \$7,598,000. All expenditures for this contract will be from bond funds.