

May 15, 2003

03-137

ACCEPT PROPOSAL/AWARD CONTRACT FOR THE
ROCK CREEK CAMPUS PHASE 1 PROJECTS TO
HOWARD S. WRIGHT CONSTRUCTION

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 Rock Creek Campus Phase 1 Projects was a formal Request for Proposals (RFP) process. The projects consist of construction of a new building of approximately 64,000 square feet, an expansion of approximately 31,000 square feet to existing Building 7 - Science & Technology, construction of a pole building of approximately 13,000 square feet, and extensive site work. The approximate cost for Phase 1 Projects is \$17,000,000.

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 and the State of Oregon's Vendor Information Program website. RFP documents were sent to sixty-three (63) contractors and ten (10) plan centers. Four (4) proposals were received for consideration by the due date of May 8, 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 criteria are: proposed price, MWESB experience, project scheduling, job understanding, work administration, firm partnering experience, key personnel experience, firm experience, firm workload, and firm background. 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 17% apprentice utilization into their proposal.

<u>Proposals received from:</u>	<u>Total Points</u>	<u>Price</u>
Howard S. Wright	188.8	\$ 15,100,000.
Swinerton Builders	178.6	\$ 15,315,000.
Robinson Construction	174.8	\$ 15,149,000.
Lease Crutcher Lewis	169.8	\$ 15,750,000.

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

The evaluation committee recommends awarding this contract to Howard S. Wright as they received the highest number of points and also proposed the lowest price. They also did outreach which complied with PCC Good Faith Effort Requirements by contacting one hundred and sixty seven (167) MWESB firms for sub-contracts. Of their thirty two (32) First Tier sub-contractors, two (2) are MWESB firms (6.25%). Additionally six (6) MWESB firms are listed as 2nd tier subcontractors. Current MWESB sub-contract dollar utilization is \$246,255.

RECOMMENDATION:

That the Board of Directors accept the proposal from, and award the construction contract for the Rock Creek Campus Phase 1 Projects to, Howard S. Wright, in the amount of \$15,100,000. All expenditures for this contract will be from bond funds.

Resolutions 03-092 through 03-144 were moved for approval by Director Anderson and the motion carried unanimously.