

June 19, 2003

03-161

RATIFICATION OF CONTRACT AWARD -  
CONSTRUCTION MANAGER/GENERAL CONTRACTOR  
(CM/GC) CONTRACT FOR THE SYLVANIA CAMPUS  
BOND IMPROVEMENTS 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 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 Bond Improvements Project was a formal Request for Proposals (RFP) process to select a Construction Manager/General Contractor (CM/GC). This contract will be for the selected CM/GC firm to coordinate and manage the construction of a series of projects consisting of: Building Renovation and Improvement Projects (est. \$1,000,000), Air conditioning throughout Campus (est. \$3,500,000), Fire Sprinkling System Completion (est. \$650,000), Site Electrical Infrastructure Upgrades (est. \$1,300,000), and Emergency Power System Modifications (est. \$800,000).

An RFP document for this project was issued and advertised in the Daily Journal of Commerce on April 18, 2003. RFP documents were sent to twenty-five (25) contractors and six (6) plan centers. Six (6) proposals were received for consideration by the due date of May 13, 2003. 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 evaluation criteria were: firm background, firm experience and success, experience with CM/GC and GMP work, firm experience in partnering, job understanding, administration of work-project scheduling and coordination, value engineering, firm workload, experience of key personnel, management fee percentage, and MWESB experience. The three (3) top rated firms were interviewed by the selection committee.

Outreach was done to MWESB general contractors for this project at the OAME Construction Contractors Meetings, the Business Advocacy Group, and several other outreach events. 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>	<u>Scoring</u>	<u>Interviewed</u>
<b>Emerick Construction</b>	<b>374</b>	<b>Yes</b>
Howard S. Wright Construction	346	Yes
Lease Crutcher Lewis	346	Yes
Robinson Construction	315	No
Swinterton Builders	341	No
Turner Construction	334	No

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

In order to keep the project on schedule it was necessary for the President to approve the award of this CM/GC contract to the highest rated firm, Emerick Construction, so they could begin work as soon as possible. Per Board Policy B703, the President can approve procurement contracts in excess of \$50,000, but they must later be ratified by Board resolution.

**RECOMMENDATION:** That the Board of Directors ratify the award of the CM/GC Construction Contract for the Sylvania Campus Bond Improvements Project to Emerick Construction Company.

The actual construction costs will be based on a negotiated Guaranteed Maximum Price (GMP), which will be brought back to the Board for expenditure approval authority. All expenditures for this contract will be from bond funds.