

FEBRUARY 19, 2004

04-099

ACCEPT PROPOSAL/AWARD CONSTRUCTION  
MANAGER/GENERAL CONTRACTOR (CM/GC) CONTRACT  
FOR THE ROCK CREEK CAMPUS PHASE 2 RENOVATION  
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  
Gerard "Jerry" Berger, 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 2 Renovation 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 plan, coordinate and manage the construction of a series of renovation projects on: Buildings 2, 3, and 5 (est. \$2,820,000).

An RFP document for this project was issued and advertised in the Daily Journal of Commerce on November 24, 2003. RFP documents were downloaded by twenty-four (24) contractors. Six (6) proposals were received for consideration by the due date of December 29, 2003. Proposals were received were from: Andersen Construction, Emerick Construction, Fortis Construction, Howard S. Wright Construction, Lease Crutcher Lewis, and Walsh Construction.

The proposals were then reviewed and scored by a selection committee comprised of College staff and the project architect. Scores were based on the evaluation criteria listed

in the RFP. The evaluation criteria are: 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 firms with the top three scores (Howard S. Wright Construction, Emerick Construction and Walsh Construction) were invited to interview with the selection committee. The selection committee then scored the interviews based upon these same criteria. The interview scores were added to the proposal scores to determine the most qualified firm for this work - Howard S. Wright Construction. Final scoring results are:

<u>Firm</u>	<u>Total</u>
Howard S. Wright Construction	1186
Emerick Construction	1137.5
Walsh Construction.	1126

Note: None of the six (6) general contractors are State certified MWESB firms and no certified MWESB firms with the bonding capacity to do large CM/GC projects were available. 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.

**RECOMMENDATION:**

That the Board of Directors accept the proposal from, and award the CM/GC construction contract for the Rock Creek Campus Phase 2 Renovation Project to Howard S. Wright 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.

A motion was made by Director Germond to approve Resolutions 04-092 through 04-104 and it passed unanimously.