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07-084

EXEMPT CONSTRUCTION OF ADDITIONAL PARKING
AT CASCADE CAMPUS FROM COMPETITIVE
BIDDING RULES AND NEGOTIATE AN ALTERNATIVE
DESIGN-BUILD CONSTRUCTION METHOD
CONTRACT WITH WALSH CONSTRUCTION
COMPANY

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REPORT: ORS 279C.335 allows contracts for public improvements
to be exempted from competitive bidding if:

(a) It is unlikely that the exemption will encourage
favoritism in the awarding of public improvement
contracts or substantially diminish competition for
public improvement contracts; and

(b) The awarding of public improvement contracts
under the exemption will result in substantial cost
savings to the contracting agency.

Portland Community College (PCC) has the need to
build an approximate one-quarter acre addition to the
Cascade Campus North Parking Lot on recently
acquired property.

Walsh Construction Company (WCC) recently
completed a six-year, \$38 Million Construction
Manager/General Contractor (CM/GC) contract with
PCC for the expansion of the Cascade Campus
under the 2001 Bond Program. However, this contract
is not applicable to this construction because it is not
Bond related.

The PCC/WCC contract included either new
construction or modifications to all six and one half
acres of PCC Cascade's parking.

The most efficient manner in both time and cost to construct this new quarter acre addition is through a contract utilizing the Design-Build method. In this method the contractor takes on the responsibility of managing both the design and construction of the improvement. The benefits of this method for this project are:

- Design-Build will save time because PCC will not need to go through the processes necessary to hire a design team.
- Design-Build will save time and costs because WCC has sufficient experience in the other parking work they completed that they will not need the detailed designs that are necessary when one entity designs and another constructs.
- Design-Build will save costs because WCC already has expertise with the exact methods and procedures necessary to complete the work.

This project is relatively small in scope and it is not likely that the exemption will encourage favoritism in the awarding of public improvement contracts or substantially diminish competition for public improvement contracts.

The preliminary estimate for the project based upon past experience on previous parking is \$300,000. Actual costs will be negotiated depending upon the soils and subterranean conditions found and any regulatory changes imposed during the permitting process.

RECOMMENDATION:

That the Board of Directors exempts construction of additional parking at Cascade campus from competitive bidding rules and allows the use of an alternative Design-Build construction contract with Walsh Construction Company. Funding will come from the Parking and Transportation Fund.