

May 20, 2010

10-097 ACCEPT PROPOSAL/AWARD CONTRACT FOR
CONSTRUCTION MANAGER/GENERAL
CONTRACTOR (CM/GC) SERVICES FOR THE
SYLVANIA CAMPUS BOND CONSTRUCTION
RENOVATION PROJECT

PREPARED BY: John Persen, Coordinator MWESB Procurement

FINANCIAL
RESPONSIBILITY: Linda Degman, Bond Program Associate Director

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services
Randy McEwen, District Vice President
Dr. Preston Pulliams, District President

REPORT: With passage of the bond measure, the College has the need to contract with a qualified firm to provide Construction Manager/General Contractor (CM/GC) services for the Sylvania Campus Bond Construction Renovation Project. The Board reviewed and approved Resolution 10--077 in March which authorized the exemption process for the CM/GC procurement method for the Sylvania Campus. Services to be provided, include but are not necessarily limited to, renovating the Health Technology (HT) Building, Communication Technology (CT) Building, Social Science and Technology (SS) Building, Science and Technology (ST) Building, College Center (CC) and Automotive and Metals (AM) Building on campus. Renovations to buildings will include energy efficient upgrades as part of the College's E6/Net Zero improvements. Surface water runoff and landscape improvements are planned, as well as circulation improvements. The College desires to enter into a contract with Howard S. Wright Constructors that will include a negotiated construction management fee for the activities up through submittal of a Guaranteed Maximum Price (GMP), and a Fixed Fee for all other work through construction and completion of the project.

A Request for Proposals (RFP) for these services was issued and made available to all interested firms on March 23, 2010. The RFP was advertised in the Daily Journal of Commerce, published to the PCC Solicitation website and notification sent to the Oregon Association of Minority Entrepreneurs and the National Association of Minority Contractors of Oregon. A total of fifty (50) firms including architects, engineers, contractors, plan centers, and other interested parties, registered and downloaded a copy of the RFP document.

A total of eight (8) proposals were received in response to the RFP. Written Proposals were reviewed and rated by the Bond Program and Sylvania Campus evaluation committee members based on the following criteria:
Firm/Team Experience -- firm background, experience of key personnel, firm experience and success, experience with CM/GC and GMP work, firm experience in partnering and firm workload

Project Approach -- job understanding, administration of work, project scheduling and coordination, value engineering and management fee percentage

Social Responsibility -- minority, women and emerging small business, sustainability and community service.

Written proposal evaluation scores by the Evaluation Team were as follows:

<u>Firm</u>	<u>Points</u>
Howard S. Wright Constructors	651
Hoffman Construction	634
Fortis Construction	616
Lease Crutcher Lewis	600
Skanska	597
Colas/Emerick Construction	573
Turner Construction	571
Andersen Construction	561

The three (3) highest scoring firms were invited to an oral interview process. Proposers were given seven (7) questions to respond to in their presentation. The evaluation team scored each proposer and that score was used to determine the highest rated proposer.

The scores of the oral interview process are as follows:

<u>Firm</u>	<u>Points</u>
Howard S. Wright Constructors	641
Fortis Construction	594
Hoffman Construction	560

The Bond Program and Sylvania Campus evaluation committee recommends awarding this contract to Howard S. Wright Constructors.

RECOMMENDATION: That the Board of Directors accept the proposal from, and award the contract for Construction Manager/ General Contractor (CM/GC) services for the Sylvania Campus Bond Construction Renovation Project "Not to Exceed" \$21,000,000 to Howard S Wright Constructors. All expenditures for these services will be from bond funds.