

September 16, 2010 - Revised

11-019

ACCEPT PROPOSAL/AWARD CONTRACT FOR THE
CONSTRUCTION OF THE NEWBERG CENTER BUILDING TO
R&H/COLAS CONSTRUCTION, LLC

PREPARED BY: Avelina Gulmatico, Bond Procurement

FINANCIAL

RESPONSIBILITY: Linda Degman, Associate Director, Bond Program

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

REPORT: With passage of bond measure 26-95, the College has the need to construct an academic building in the Newberg area to offer college transfer career technical education courses to meet the education needs of Newberg and Dundee area residents. The College has acquired a fifteen (15) acre site north east of the intersection of Brutscher Street and Fernwood Road. The scope of work for the project includes construction of an approximately 14,000 square foot building and all related site work, parking lot and roadway. The Newberg Center will be designed and constructed to attain Net Zero certification. The contract will exceed the \$150,000 threshold which requires a formal solicitation process.

The College used a two-step Request for Proposal (RFP) process. The purpose of issuing the first step was to pre-qualify vendors. Step One was released on March 5, 2010 and advertised on the Daily Journal of Commerce, Newberg Graphics Newspaper, State of Oregon ORPIN system and the document was accessible on the PCC Solicitation website. A total of 82 vendors, which included 10 plan centers and 15 MWESB firms downloaded copies of the RFP. On the deadline of 2:00 P.M., March 26, 2010, the College had received fourteen (14) proposals. The proposals were reviewed and evaluated by the Committee members with the following criteria: firm/team experience; project approach; and social responsibility. Proposers were asked to describe their MWESB program, sustainability program and local community involvement. After careful review the committee selected and pre-qualified all 14 proposers:

- | | |
|--------------------------------|---------------------------------------|
| 1. Fortis Construction | 8. Lease Crutcher Lewis |
| 2. Robert Gray Partners | 9. R&H/Colas Construction* |
| 3. Inline Construction* | 10. Yorke & Curtis |
| 4. JE Dunn Construction | 11. Andersen Construction |
| 5. Skanska | 12. Todd Construction |
| 6. Triplett Wellman | 13. Turner Construction |
| 7. LCG Pence | 14. Walsh Construction |

*MWESB firms

These pre-qualified proposers were invited to submit responses for the step 2 RFP process which included pricing.

Once the Newberg Center architect/engineering documents were finalized, the step 2 RFP process was released on August 23, 2010 and distributed to all pre-qualified proposers. The College also held MWESB outreach meetings: NAMC (National Association of Minority Contractors) was held on August 10th and then on August 13th, at the OAME Center (Oregon Assoc of Minority Entrepreneurs). In addition, the College Bond staff held a mandatory pre-proposal meeting on August 30th. The bold print proposer names in the list above attended the mandatory meeting.

The main purpose of the meetings was to provide all interested vendors the opportunity to know more about the project and ask questions or get clarifications.

Within the deadline of 2:00 P.M., September 10, 2010, the College received four (4) proposals. The proposals were evaluated and scored by the committee members based on the following evaluation criteria: project schedule, social responsibilities; cost. The two top scoring proposers were invited for an interview.

The list of proposals and their final evaluation scores are as follows:

	Proposal	Interview
R&H/Colas Construction*	491	242
Triplett Wellman	479	213
Robert Gray Partners	463	
Fortis Construction	454	

*Colas Construction (partner) is a certified MWESB firm.

After careful review, the committee felt that the two highest scoring proposers were impressive, knowledgeable, and capable of providing a good service. However, R&H/Colas scored higher due to the following reasons: 1) expertise and demonstrated commitment to ensure Newberg Center meets the NetZero designation; 2) thoughtful consideration of value engineering ideas; 3) demonstrated commitment to being a good ambassador for PCC and helping establish a presence in the Newberg Community; and 4) over 26% of their sub-contractors are either MWESB and/or local companies. The award recommendation was given to the highest scoring proposal.

RECOMMENDATION: That the Board of Directors accept the proposal and award the contract to R&H/Colas Construction, LLC for the construction of the new Newberg Center. The contract will be valid through December 20, 2011 for a total amount of \$5,494,286. Funding will be from the Bond fund.

September 16, 2010

11-019

ACCEPT PROPOSAL/AWARD CONTRACT FOR THE
CONSTRUCTION OF THE NEWBERG CENTER BUILDING

PREPARED BY: Avelina Gulmatico, Bond Procurement

FINANCIAL
RESPONSIBILITY: Linda Degman, Associate Director, Bond Program

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

REPORT: With passage of bond measure 26-95, the College has the need to construct an academic building in the Newberg area to offer college transfer technical education courses to meet the post-secondary education needs of Newberg and Dundee area residents. The College has acquired a fifteen (15) acre site north east of the intersection of Brutscher Street and Fernwood Road. The scope of work for the project includes construction of an approximately 14,000 square foot building and all related site work, parking lot and roadway. The Newberg Center will be designed and constructed to attain Net Zero certification. The contract will exceed the \$150,000 threshold which requires a formal solicitation process.

The College used a two-step Request for Proposal (RFP) process. The purpose of issuing the first step was to pre-qualify vendors. Step One was released on March 5, 2010 and advertised on the Daily Journal of Commerce, Newberg Graphics Newspaper, State of Oregon ORPIN system and the document was accessible on the PCC Solicitation website. A total of 82 vendors, which included 10 plan centers and 15 MWESB firms downloaded copies of the RFP. On the deadline of 2:00 P.M., March 26, 2010, the College had received fourteen (14) proposals. The proposals were reviewed and evaluated by the Committee members with the following criteria: firm/team experience; project approach; and social responsibility. Proposers were asked to describe their

MWESB program, sustainability program and local community involvement. After careful review the committee selected and pre-qualified all 14 proposers:

- | | |
|--------------------------------|---------------------------------------|
| 1. Fortis Construction | 8. Lease Crutcher Lewis |
| 2. Robert Gray Partners | 9. R&H/Colas Construction* |
| 3. Inline Construction* | 10. Yorke & Curtis |
| 4. JE Dunn Construction | 11. Andersen Construction |
| 5. Skanska | 12. Todd Construction |
| 6. Triplett Wellman | 13. Turner Construction |
| 7. LCG Pence | 14. Walsh Construction |

*MWESB firms

These pre-qualified proposers were invited to submit responses for the step 2 RFP process which included pricing.

Once the Newberg Center architect/engineering documents were finalized, the step 2 RFP process was released on August 23, 2010 and distributed to all pre-qualified proposers. The College also held MWESB outreach meetings: NAMC (National Association of Minority Contractors) was held on August 10th and then on August 13th, at the OAME Center (Oregon Assoc of Minority Entrepreneurs). In addition, the College Bond staff held a mandatory pre-proposal meeting on August 30th. The bold print proposer names in the list above attended the mandatory meeting.

The main purpose of the meetings was to provide all interested vendors the opportunity to know more about the project and ask questions or get clarifications.

The deadline for submitting a response was 2:00 P.M., September 10, 2010. Due to time constraints, the bid amounts for each responsive bidder and final recommendation, subject to the protest period, will be submitted and presented at the Board meeting on September 16, 2010.

RECOMMENDATION: That the Board of Directors accept the proposal and award the contract to _____ for the construction of the new Newberg Center. The contract will be valid through _____ for a total amount of _____. Funding will be from the Bond fund.