

December 8, 2011

12-065

ACCEPT PROPOSAL AND AWARD CONTRACT FOR
CONSTRUCTION MANAGER/GENERAL
CONTRACTOR (CM/GC) SERVICES FOR THE ROCK
CREEK CAMPUS BOND CONSTRUCTION
RENOVATION PROJECT

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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 2008 bond measure, the College has a need to contract with a qualified firm to provide Construction Manager/General Contractor (CM/GC) Services for the Rock Creek Campus Bond Construction Renovation Project. The contract with the successful CM/GC will include a fee based on negotiated guaranteed maximum price (GMP) for each phase/project that in total will not exceed the allocated direct construction budget for the campus. The current direct construction budget for RC Campus is \$38.6 million, which includes projects for additions to Building 7 and Building 5, renovations in Buildings 2, 3, 9 and the farm, and site improvements. The contract exceeds the \$150,000 threshold and requires Board of Directors' approval.

The selection of the CMGC for this work allows PCC to bring the contractor in during design and use their CM (construction manager) services to review the design, bring cost savings ideas to the table, review the schedule of work, and provide cost estimates during the design process. The cost of this work will be added to the GMP for each project phase, however it will take some upfront time and work to get to the first GMP for Building 7.

On July 14, 2011 (BA 12-012), the Board of Directors adopted the findings and approved the exemption to authorize the use of CM/GC alternative contracting method for Rock Creek Campus. Services include, and not be limited, to the following: additions to Building 7 and Building 5, renovations to Buildings 2,3 and 9, a second campus egress, and storm water and site improvements.

On October 14, 2011, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN) System and the RFP document was accessible on the PCC Solicitation website. A notice was also sent to the following organizations: Oregon Association of Minority Entrepreneurs, National Association of Minority Contractors of Oregon (NAMCO), and City of Portland Shared Market Program. In addition, on November 8, 2011, Bond staff provided a brief presentation of the Rock Creek Campus Bond projects at the NAMCO monthly meeting. By the closing of the RFP, a total of seventy-three (73) companies registered and obtained a copy of the RFP (12 of which registered as Oregon MWESB firms and 11 Plan Centers). Within the deadline of November 14, 2011 at 2:00 P.M., the College received a total of eleven (11) proposals. These proposals were reviewed and evaluated based on the following criteria: firm background, job related experience, experience with GMP and CM/GC work, partnership experience, workload, job understanding, and administration of work, value engineering, management fee, and social responsibility. Below is a list of proposers and final evaluation scores.

Final written proposals evaluation scores are as follows:

<u>Firm</u>	<u>Written Scores</u>
Skanska	1,112
Fortis Construction Inc.	1,085
Hoffman Construction Co,	1,072
O'neill/Walsh Community Builders	1,065
JE Dunn Construction	1,062
Andersen Construction Co.	1,054
Lease Crutcher Lewis	1,040
Emerick Construction Co.	997
LCG Pence Construction LLC	970
P & C Construction	967
Randolph Construction Services Inc.	847

The five (5) highest scoring firms were interviewed on November 28, 2011. The committee evaluated and scored the interviews based on proposer team's response and approach on the following criteria: logistics, integration and team continuity, opportunities for smaller general contractors and MWESB firms, learning opportunities for students, communications with all stakeholders and best value for public dollars. After careful review, the committee made a recommendation to award the contract to Fortis Construction. The award was given to proposer with highest oral evaluation score.

The final scores for oral interview are as follows:

<u>Firm</u>	<u>Oral Scores</u>
Fortis Construction Inc.	819
O'neill/Walsh Community Builders	787
Skanska	768
Hoffman Construction Co	741
JE Dunn Construction	674

RECOMMENDATION: That the Board of Directors accept the proposal from, and award the contract for Construction Manager/ General Contractor (CM/GC) services for the Rock Creek Campus Renovation Project, to Fortis Construction and approve initial expenditures up to \$500,000. The construction cost consists of phases/project based negotiated GMPs, which will be brought back to the Board of Directors for expenditure approval authority. Funding will be from the Bond Funds.