

January 19, 2012

12-075 -- REVISED

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

PREPARED BY: Avelina Gulmatico, Bond Procurement Coordinator

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 Southeast Center Bond Construction and 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 cost for the campus, currently \$30.2 million. This cost includes the following projects: new learning commons building, new student commons/classroom building, and renovations to the German American Society, Mt. Tabor Hall, Mt. Scott Hall, and Kaiser Clinic buildings. 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 the student commons/classroom building.

On November 17, 2011 (BA 12-059), the Board of Directors adopted the findings and approved the exemption to authorize the use of the CM/GC alternative contracting method for Southeast Center.

On December 2, 2011, the Request for Proposal (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 (OAME), National Association of Minority Contractors of Oregon, and City of Portland Shared Market Program. In addition, on December 9, 2011, Bond staff held the pre-proposal meeting and outreach event at the OAME Center. Representatives from about thirty (30) different companies attended the meeting. By the closing of the RFP, 2:00 P.M., January 6, 2012, a total of forty-two (42) companies registered and obtained a copy of the RFP (5 of which registered as Oregon MWESB firms and 10 Plan Centers). The College received a total of eight (8) proposals. These proposals were reviewed and evaluated based on the following criteria: firm background; experience of key personnel; firm experience and success; firm experience with mentoring; firm experience with stakeholder engagement; administration of work, project scheduling and coordination; value engineering; management fee percentage; educational opportunities; and social responsibility. Below is a list of proposers and final evaluation scores.

Final written proposal evaluation scores are as follows:

<b><u>Firms:</u></b>	<b><u>Written Scores</u></b>
Skanska	973
Hoffman Construction Co.	963
Andersen Construction Co	944
Lease Crutcher Lewis	930
O'Neill/Walsh Community Builders	915
LCG Pence Construction, Inc.	802
Turner Construction	769
Triplett Wellman Contractors	620

The five (5) highest scoring firms were interviewed on January 17, 2012. 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 O'Neill/Walsh Community Builders. The award was made to the proposer with the highest oral evaluation score.

The final scores for oral interview are as follows:

<u>Firm(s)</u>	<u>Interview scores</u>
O'Neill/Walsh Community Builders	1045
Lease Crutcher Lewis	1031
Andersen Construction	1022
Skanska	969
Hoffman Construction	949

**RECOMMENDATION:** That the Board of Directors accept the proposal from, and award the contract for Construction Manager/ General Contractor (CM/GC) services for the Southeast Center Bond Construction and Renovation Project, to O'Neill/Walsh Community Builders 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.

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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 the student commons/classroom building.

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**Firms:**

**Proposal scores**

Andersen Construction Co.  
Hoffman Construction Co.  
LCG Pence Construction, Inc.  
Lease Crutcher Lewis  
Skanska  
Triplett Wellman Contractors  
Turner Construction  
O'Neill/Walsh Community Builders

**Firm(s)**

**Interview scores**

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Loma O'Guinn, Board of Directors Assistant

PREPARED BY:

Dr. Preston Pulliams, District President

APPROVED BY:

In accordance with Board Policy B 310, the Board of Directors recognizes the benefits derived by the College through membership in various educational organizations and from attendance of directors at state and national meetings which deal with community college issues. The Chair and Vice Chair have considered a state of delegates to attend the AACT National Legislative Summit in Washington, D.C. from February 14-16, 2012.

REPORT:

That the Board of Directors appoint Jim Harper, Dennis Fisher, Lesana Palm, Gene Pitt, and Harold Williams as delegates to represent the College at the AACT National Legislative Summit.

RECOMMENDATION: