

March 15, 2012

12-087 - Revised

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

PREPARED BY: Avelina Gulmatico, Coordinator, 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 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 Cascade Campus 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 of \$40 million. This cost includes, and is not limited to, the following projects: (1) A new academic building that will house new classrooms, faculty workspaces, child development area, as well as common areas. For this project, the College will receive a partial funding of \$8 million from State of Oregon, CCWD. (2) A new student center building with food services, meeting space, offices and flexible areas for a variety of student activities. (3) Underground parking with approximately 220 spaces. (4) Library renovations and possible expansion. (5) Renovation to existing Margaret Carter Technology Education Building. The estimated cost for this contract exceeds the \$150,000 threshold and requires Board of Directors approval.

The selection of the CM/GC 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 underground parking and new academic building.

On December 8, 2011, per Resolution BA 12-060, the Board of Directors adopted the findings, granted an exemption, and authorized the use of the CM/GC alternative contracting method for the Cascade Campus Bond construction and renovation project.

On January 9, 2012, 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. On January 20, 2012, Bond staff and A/E consultant held the mandatory pre-proposal meeting at Cascade Campus.

Representatives from ten (10) different contractors attended the meeting. By the closing of the RFP, February 9, 2012 at 2:00 P.M., the College received four (4) proposals. These proposals were evaluated and scored 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.

The committee interviewed all proposers, each proposer was asked to respond and provide their approach on these criteria: Logistics, pre-construction, partnerships and collaboration. The committee members evaluated and scored each of the proposer's response/approach and overall presentation. The award recommendation was given to the proposer with highest interview score.

Proposers:	Evaluation Scores	
	<u>Proposal</u>	<u>(1st) interview</u>
Hoffman Construction	993	995
Skanska	933	991
Andersen Construction	932	834
Lease Crutcher Lewis	909	817

After the first interview scores were tabulated, due to the small difference between the two (2) highest scoring proposers, the committee felt it was in the best interest of the college to invite the top two proposers to another round of oral interviews. The two proposers were asked questions focusing on the lead roles and responsibilities on the project. The committee then evaluated and scored each response. Each committee member ranked the proposers first (higher score) or second based on his/her scores. The highest ranked proposer in this round of oral interview will be given the award recommendation. The final interview rank is as follows:

Proposers:	Final interview rank:
Hoffman Construction	# of 1 st ranks: 8 (184 total score)
Skanska	# of 1 st ranks: 2 (172 total score)

RECOMMENDATION: That the Board of Directors accept the proposal from, and award the contract for Construction Manager/ General Contractor (CM/GC) services for the Cascade Campus Bond Construction and Renovation Project, to Hoffman 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. A partial funding of \$8 million will be from State of Oregon CCWD and the remaining funding will be from the Bond Funds.

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Proposers:	Final Evaluation Scores	
	<u>Proposal</u>	<u>Interview</u>
Hoffman Construction	993	
Andersen Construction	932	
Skanska	933	
Lease Crutcher Lewis	903	

RECOMMENDATION: That the Board of Directors accept the proposal from, and award the contract for Construction Manager/ General Contractor (CM/GC) services for the Cascade Campus Bond Construction and Renovation Project, to _____ 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. A partial funding of \$8 million will be from State of Oregon CCWD and the remaining funding will be from the Bond Funds.