

March 15, 2018

18-096

GENERAL CONTRACTOR SERVICES FOR THE ROCK
CREEK CAMPUS – CHILD DEVELOPMENT CENTER

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REPORT: As part of the 2008 Bond Program the college made a commitment to expand childcare services at the Rock Creek Campus and throughout the district. The Rock Creek center was planned and budgeted to be an expansion to the existing center, which was in Building 3 (B3). After input and consideration of best practices for child development centers and the use of B3 it was determined that Rock Creek needed a stand-alone center not in the center of campus.

Design was completed in 2017 and sent out for costing. Due to the escalation of construction costs the estimate came in higher than our budget. A decision was made to put the project on hold and move the project to the 2017 Bond plan.

With the passage of the 2017 Bond the College has a need to hire a General Contractor to oversee the construction of the new Rock Creek Child Development Center. This center will serve as a daycare facility for the children of PCC students and staff. The facility will include approximately 7,844 square feet of indoor space with an overall footprint of approximately 9,440 square feet. The building will house four (4) classrooms, three (3) restrooms, a multipurpose room, kitchen and laundry, office spaces, an IDF room, and additional building support areas. Included are two (2) exterior play areas and landscaping.

The College used a two-step solicitation process for selecting the most responsive/responsible general

contractor for this project. The 1st step, the Request for Qualifications (RFQ), was issued on November 13, 2017, to pre-qualify proposers who would then be invited to participate in the 2nd step (Invitation to Bid (ITB)) process. The RFQ was issued and advertised in the Daily Journal of Commerce, State of Oregon ORPIN system, Portland Observer and posted on the PCC Solicitation website. Flyers were also sent to the National Association of Minority Contractors (NAMC) and Oregon Association of Minority Entrepreneurs (OAME).

A total of twenty four (24) vendors registered and received a copy of the RFQ. On bid due date, December 7, 2017, the College received seven (7) RFQ proposals. Of the seven (7) - one (1) proposer, TS Gray Construction is a qualified ESB.

The seven (7) proposals received were evaluated by the committee members based on these criteria: Experience and success, Appropriate Staff & Resources to Meet Contractual Responsibilities, Schedule and Project Safety, Social Responsibility and Inclusion of Trade Apprentices, Inclusion of MWESB firms, and Satisfactory Record of Performance and Integrity. Below is a list of the proposals and their final evaluation scores:
 Note: Contractors must have a score in Tab 2 & 3 equal to or greater than 45 and also must have a cumulative score of 87 points or higher.

Contractor:	Tab 2 & 3	Tab 4-7
Abbott Const.	46.625	80.875
Emerick Const.	51	92.125
Howard S Wright	50.625	87.5
Kirby Nagelhout	50.125	89.625
Robinson Const.	42.5	74.75
Swinerton Builders	45.875	82.375
TS Gray Const.	33.875	60.0

The review committee invited the top three (3) highest ranking vendors, Emerick Construction, Howard S Wright, and Kirby Nagelhout to submit ITB proposals by closing on February 5, 2018. Their scores were evaluated based on a formula based on lowest cost then converted to points and a MWESB question based on points, each firm could score a maximum of 100, the points are as follows:

Contractor:	Lowest Dollars & Points	MWESB Points	Total
Emerick Const.	\$4,296,000 Points: 85	10.2	95.2
Howard S Wright	\$5,888,402 Points: 62	12.2	74.2
Kirby Nagelhout Construction	\$4,552,316 Points: 80.2	15	95.2

There was a tie between Emerick and Kirby Nagelhout after the ITB process and the Request for Qualifications did not address to how deal with a tie. Staff worked with legal counsel and procurement to put together a process for a tiebreaker, which included an interview with each firm that requested they answer five questions. Both Emerick and Kirby Nagelhout had to agree in writing to the added process, which they both agreed.

Interviews were held on March 1, 2018. The review committee scored the interviews based on communication, team makeup, and schedule. Each firm could receive a maximum cumulative score of 250 points. The follow is the outcome of the interview process:

Emerick Construction	163
Kirby Nagelhout	193

MWESB participation for the two firms are; Kirby Nagelhout: 30% and Emerick: 19.43%.

RECOMMENDATION: That the Board of Directors accept the bid and award the contract to Kirby Nagelhout Construction Co. for the construction of the Rock Creek Campus Child Development Center. The contract will be valid through project completion and closeout June 2019. For a stipulated sum of \$4,552,316.00 and contingency of \$455,231 for a total authorized amount of \$5,007,547. Funding is from the 2017 Bond Program.