

May 17, 2018

18-112

AWARD CONTRACT FOR PROGRESSIVE DESIGN
BUILDING SERVICES FOR COLUMBIA COUNTY
OREGON MANUFACTURING INNOVATION CENTER
(OMIC) TRAINING

PREPARED BY: Sandy Wanner, Procurement, Bond Office

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Sylvia Kelley, Executive Vice President
Mark Mitsui, College President

REPORT: OMIC is a world-class collaborative environment bringing together industry, higher education and government in partnership to develop new tools, techniques and technologies to address near-term manufacturing challenges through applied research and advanced technical training. PCC will be building a new center in Columbia County as part of OMIC to train apprentices in advanced manufacturing.

On August 18, 2016, per Board resolution BA17-021, the Board of Directors adopted the findings, granted an exemption, and authorized the use of the design build alternative contracting method for the Columbia County project. This is a very different contracting method than what the college has used in the past. With the Progressive Design Build method our contract is with the general contractor and the design (architect/engineer) firm works for the contractor. All of the sub-consultants and subcontractors are brought on at a later date through a comprehensive selection process to meet the college's goals and the project needs.

The Progressive Design Build (PDB) project delivery will simplify and integrate decision-making and coordination and foster a truly collaborative process through all phases of planning, programming, design, and construction.

On March 14, 2018, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State

of Oregon (ORPIN), Portland Observer, and the PCC Solicitation Website. A total of seventy one (71) contractors and architects registered and received a copy of the RFP document and six (6) plan centers. Of the contractors/architects and plan centers fifteen (15) were MWESB firms. At the proposal closing time of 2:00 PM, April 16, 2016, the College received six (6) proposals. The contractor proposals were evaluated based on experience, overall project & schedule, subcontracting plan, social responsibility approach, and fee structure.

Contractor:	Points:
Mortenson	646.0
McCarthy & DLR	550.8
Lease Cruther Lewis	550.7
Skanska	545.9
Andersen	526.1
Howard S Wright (HSW)	Disqualified

HSW was disqualified for not providing all required costs. Four (4) vendors were selected to move on to the oral interview and all four (4) received 100 additional points for their reference check.

Total points for submitted proposals, reference and oral.

Vendor:	Written:	Reference:	Oral:	Total
Mortenson	646	100	490	1236
McCarthy	551	100	325	976
Lease Lewis	551	100	460	1111
Skanska	546	100	465	1111

MWESB Note: None of the general contractors are certified MWESB firms. However, as part of the RFP process we asked firms to explain how they would meet and/or exceed PCC's goals of 20% utilization on the project. Mortenson has committed to 22% DMWESB utilization for Phases 1 and 2, pre-construction services. Preconstruction services will mainly consist of design and engineering firms with a few key contractor trade partners. For Phases 3 and 4, construction and closeout, they have committed to 25% utilization. They have also committed to mentorships as part of the DMWESB program. Mortenson has a dedicated workforce diversity person identified on their team.

The total cost for phase 1 and 2 for preconstruction through detailed design services is \$892,525. Once we complete the detailed design phase we will come back to the Board for approval of the Guaranteed Maximum Price (GMP) for completion through construction.

RECOMMENDATION: The Board of Directors authorize PCC to enter into a contract with Mortensen Construction, for a not to exceed fee base of \$892,525 to plan and design the OMIC building in Scappoose, Oregon. Funding will be from the 2008 Bond Program.