

June 24, 2004

04-166

ACCEPT PROPOSAL/AWARD CONSTRUCTION  
MANAGER/GENERAL CONTRACTOR (CM/GC) CONTRACT  
FOR THE COLLEGE SERVICES BUILDING-SYLVANIA  
CAMPUS PROJECT

PREPARED BY: John Persen, Manager, Bond MWESB Procurement Program

FINANCIAL  
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, Vice President, Administrative Services  
Dr. Preston Pulliams, District President

REPORT: At the March 20, 2003 meeting, per Resolution #04-080, the PCC Local Contract Review Board adopted findings, granted a class exemption from competitive bidding, and authorized the use of alternative contracting methods for the remaining 2000 Bond Program Capital Improvement Projects.

It was determined by Procurement and Physical Plant staff that the alternative contracting method that would best serve the interests and needs of the College for the selection of a general contractor for the College Services Building-Sylvania Campus Project was a formal Request for Proposals (RFP) process to select a Construction Manager/General Contractor (CM/GC). This contract will be for the selected CM/GC firm to plan, coordinate and manage the construction of the College Services Building at Sylvania Campus, which will accommodate the College's Physical Plant, Public Safety, and Parking and Transportation Departments.

An RFP document for this project was issued and advertised in the Daily Journal of Commerce on May 19, 2004. RFP documents were downloaded by five (5) plan centers and sixteen (16) firms. Five (5) proposals were received for consideration by the due date of June 4, 2004. Proposals were received were from: Skanska USA, Emerick Construction, Fortis Construction, John E. James Construction, and Lease Crutcher Lewis.

Note: Fortis Construction is an Emerging Small Business. Many certified MWESB contractors will be contacted and asked to bid on the sub-contract work for this project. Significant efforts will be made by the selected CM/GC to involve as many MWESB contractors in as much sub-contract work as possible to meet the College's MWESB aspirations.

The proposals were then reviewed and scored by a selection committee comprised of College staff and the project architect. Scores were based on the evaluation criteria listed in the RFP. The evaluation criteria are: firm background, firm experience and success, experience with CM/GC and GMP work, firm experience in partnering, job understanding, administration of work-project scheduling and coordination, value engineering, firm workload, experience of key personnel, management fee percentage, and MWESB experience.

The firms with the top three scores (Emerick Construction, Skanska USA and Lease Crutcher Lewis) were invited to interview with the selection committee. The selection committee then scored the interviews based upon these same criteria. The interview scores were added to the proposal scores to determine the most qualified firm for this work, Emerick Construction. Final scoring results are:

<u>Firm</u>	<u>Total</u>
Emerick Construction	918
Lease Crutcher Lewis	895
Skanska USA	892

**RECOMMENDATION:**

That the Board of Directors accept the proposal from, and award the CM/GC construction contract for the College Services Building Sylvania Campus Project to Emerick Construction.

The actual construction costs will be based on a negotiated Guaranteed Maximum Price (GMP), which will be brought back to the Board for expenditure approval authority. Expenditures for this contract will be from Bond, Capital Maintenance and Parking Funds.

Resolutions 04-158 through 04-177 were moved for approval by Director Germond and it passed unanimously.