

August 15, 2013

14-017

ACCEPT BID/AWARD CONTRACT FOR THE SWAN ISLAND ADDITION AND RENOVATION PROJECT, GENERAL CONTRACTOR SERVICES

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REPORT: The College has the need to hire a general contractor to provide construction services associated with the expansion and renovation of our Swan Island facility. In 2010, the College purchased five (5) acres of industrial land on Swan Island, formerly owned by the Oregon State Motor Pool, with a vision of creating a PCC Trades Education Center. This center will accommodate the College's Trades and Industry Program currently located in the Carter Technology Education building at Cascade Campus. The project includes approximately 13,000 square feet of remodel and renovation, and 10,000 square feet of new construction. The renovated Center will provide spaces for 8 training labs, 2 specialty classrooms, a general purpose classroom, administrative support area, an improved outdoor area, upgrades to landscaping to meet code requirements and additional infrastructure improvements to support the overall function of the facility. The estimated cost for this project will exceed the \$150,000 threshold, which requires a formal solicitation process.

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 Proposal (RFP), was issued to pre-qualify proposers who would then be invited to participate in the 2nd step (bidding) process. On February 20, 2013, the RFP was issued and advertised in the Daily Journal of Commerce, State of Oregon ORPIN system and posted on the PCC Solicitation website. On March 12, 2013, the College

made a project presentation and announced contracting opportunities at the National Minority Contractors of Oregon meeting. On the bid date, a total of thirty-six (36) vendors registered and received a copy of the RFP (of which 6 were MWESB contractors and 9 plan centers). Within the deadline of March 21, 2013 at 2:00 P.M., the College received nine (9) proposals. These proposals were evaluated by the committee members based on these criteria: firm background, personnel experience, project experience/success, partnership, coordination of work and scheduling, value engineering and social responsibilities. Below is a list of proposals and their final proposal evaluation scores:

<u>Proposers</u>	<u>Proposal Evaluation Scores</u>
JE Dunn	545
Inline Commercial Const*	526
Emerick	523
TS Gray Construction	460
Oneill Electric*	434
Payne Construction	355.50
Western Construction*	354
First Cascade Corp	345
TJ Nisbet	307.50

The committee invited the top five (5) highest scored proposers for an oral interview. Questions asked during the interview included the topics of project schedule, change orders, anticipated challenges, approach in maximizing quality/efficiency and cost control. The proposer's interviews were also evaluated and scored by the committee members based on their response and approach to each question. Below is a list of final interview scores. The three (3) highest scored proposers were selected to participate in the 2nd bidding step of the process.

<u>Proposers</u>	<u>Final Interview Scores</u>
JE Dunn	569
Emerick	550
Inline Construction*	542
TS Gray Construction	487
O'Neill Electric*	478

*MWESB Oregon Certified Contractors

On June 6, 2013, the Invitation to Bid (ITB) was released and distributed to the top three (3) pre-qualified contractors with the highest interview scores. A pre-bid meeting and a project site visit were held on June 13, 2013. Within the deadline of 2:00 P.M., July 2, 2013, the College received 3 bids. This ITB is considered a "best value" bid because cost is not the only awarding factor, and the bids were evaluated and scored by the committee members based on these criteria: Total base bid amount, MWESB plan and the Environmental plan for this project.

RECOMMENDATION: That the Board of Directors accept the bid and award the contract to JE Dunn for the construction and renovation of the Swan Island Training Center. The contract will be valid through project completion December 2014, for a GMP of \$3,629,399. As well as, approve expenditure of an owner's project contingency up to \$200,000. Funding is from the 2008 Bond fund.