

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Contract Award - Authorization to Award Contract for Pre-Construction and CM/GC Cost of General Conditions Work for the Public Safety Center to Skanska USA Building, Inc.

FOR AGENDA OF: 09-05-17 **BILL NO:** 17183

Mayor's Approval: *Denny Agee*

DEPARTMENT OF ORIGIN: Police *JMM*

DATE SUBMITTED: 08-28-17

CLEARANCES: CAO *DM*
Finance *DRW*
Purchasing *DRW*
City Attorney *WuBky*

PROCEEDING: Consent Agenda
(Contract Review Board)

EXHIBITS: 1. Final Scoring and Ranking of Proposers

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$1,559,830	BUDGETED \$31,000,000*	REQUIRED \$0-

*Account Number: 301-70-3509-682 – Public Safety General Bond, Capital Development Fund – Public Safety Center Project 3509 – Construction Account. This contract will be funded from the proceeds of the \$35 Million General Obligation Bond Issue that was authorized at the November 8, 2016, Election. The bond proceeds were received on March 22, 2017, and the FY 2017-18 Adopted Budget includes \$31 Million for construction of the public safety building.

RECOMMENDED ACTION:

City Council, acting as Contract Review Board, authorizes the award of a professional services contract to Skanska USA Building, Inc., of Portland, Oregon, in the amount of \$1,559,830 in a form approved by the City Attorney, for Pre-Construction and Construction Manager/General Contractor (CM/GC) Cost of General Conditions Work for the Beaverton Public Safety Center.

HISTORICAL PERSPECTIVE:

For the past several years the City of Beaverton has been working toward building a new public safety center to address safety and security concerns with the current location on SW Griffith Drive. In November 2016, Beaverton voters approved a \$35 million bond measure for the construction of a new earthquake-resistant public safety center to be constructed at the intersection of SW Hall and Allen Boulevards on City-owned property.

INFORMATION FOR CONSIDERATION:

On June 9, 2017, the City of Beaverton distributed a request for proposals (RFP) for Pre-Construction and CM/GC Services to assist the City in building the Public Safety Center

The RFP was advertised in the Daily Journal of Commerce on June 9, 2017. Six firms submitted proposals, which staff opened on June 30, 2017. The six firms that submitted proposals were: Howard S Wright, JE Dunn, Lease Crutcher Lewis, P & C Construction, Skanska, and Swinerton. Staff evaluated and conducted a weighted scoring of all the proposals based on criteria that included Firm Background, Key Personnel, Project Approach and Understanding, MWSDV and ESB Programs, and Proposed Fees.

From these results, the top four proposals were selected as the top-tier responses and the firms submitting those proposals were invited for an interview. The four top-tier firms were: Howard S. Wright, JE Dunn, P & C Construction, and Skanska.

The interview provided an opportunity for clarification and elaboration of each proposal. From this process, staff identified Skanska USA Builders, Inc., as the top proposer to assist the City in the construction of the Public Safety Center by providing Pre-Construction and CM/GC Services for the Public Safety Center. The firm received an average score of 88.6 of the maximum 100 points available. The complete evaluation results are shown in Exhibit 1.

Skanska USA Building, Inc., best meets the description of the Pre-Construction and CM/GC services desired by the City. The firm has extensive experience in providing construction and pre-construction services in a CM/GC format.

Services to be provided to the City by Skanska USA Building, Inc., include:

- Assistance in Pre-Construction Phase Services.
- Assistance in Construction Phase of the Public Safety Center.
- Assistance in Construction Management Services.
- Promoting use of M/W/SDV/ESB firms in connection with the construction of the project.

The total amount of this portion of the contract is \$1,559,830. Once design is completed Skanska will provide a Guaranteed Maximum Price (GMP) to actually construct the building. Skanska will be paid a fee of 2.25 percent of the GMP for serving as the CM/GC. Once we have the GMP another agenda bill will be prepared and presented to Council for approval for that portion of work. General Obligation Bond – Capital Development Fund – Public Safety Center Project 3509 has \$31 Million budgeted for construction of the project which includes funding for this contract.

**Pre-Construction & CM/GC Services for PSC 3229-17B
Evaluation Sheet for Interviews**

Skanska

Evaluation Factor	Total Possible	Score
1. Firm Background and Experience	15	12
2. Key Personnel	25	22
3. Project Approach and Understanding	30	27
4. MWSDV and ESB Program	10	10
5. Proposed Fees (Pre- Construction Services Fee 2, CM/GC Rate -10, CM/GC Cost Of General Conditions work - 5, CM/GC Rates -3)	20	17.6
Total	100	88.6

Howard S. Wright

Evaluation Factor	Total Possible	Score
1. Firm Background and Experience	15	14
2. Key Personnel	25	21
3. Project Approach and Understanding	30	22
4. MWSDV and ESB Program	10	10
5. Proposed Fees (Pre- Construction Services Fee 2, CM/GC Rate -10, CM/GC Cost Of General Conditions work - 5, CM/GC Rates -3)	20	16.8
Total	100	83.8

JE Dunn

Evaluation Factor	Total Possible	Score
1. Firm Background and Experience	15	13
2. Key Personnel	25	21
3. Project Approach and Understanding	30	24
4. MWSDV and ESB Program	10	10
5. Proposed Fees (Pre- Construction Services Fee 2, CM/GC Rate -10, CM/GC Cost Of General Conditions work - 5, CM/GC Rates -3)	20	14.7
Total	100	82.7

P & C Construction

Evaluation Factor	Total Possible	Score
1. Firm Background and Experience	15	10
2. Key Personnel	25	20
3. Project Approach and Understanding	30	20
4. MWSDV and ESB Program	10	10
5. Proposed Fees (Pre- Construction Services Fee 2, CM/GC Rate -10, CM/GC Cost Of General Conditions work - 5, CM/GC Rates -3)	20	16
Total	100	76

