

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Contract Award – Authorization to Award Contract for CM/GC Services Relating to the Office Building at 12725 SW Millikan Way to Lease Crutcher Lewis, LLC.

FOR AGENDA OF: 08-13-13 **BILL NO:** 13186

Mayor's Approval: Denny Doyle

DEPARTMENT OF ORIGIN: Mayor's

DATE SUBMITTED: 08-07-13

CLEARANCES: City Attorney W. B. Keiv
CAO PMC
Purchasing J. L. Marshall
Finance H. O. Clark

PROCEEDING: Consent Agenda
(Contract Review Board)

EXHIBITS: 1) Proposal Summary
2) Scoring Summary

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$22,749	BUDGETED \$5,654,351*	REQUIRED None

* Account Number 301-70-3507-605 Capital Development Fund – South Office Building Improvements Program – Buildings and Building Improvements Account. The \$5,654,351 Amount Budgeted is included in the FY 2013-14 Adopted Budget to fund all facets of the tenant improvements at 12725 SW Millikan Way.

RECOMMENDED ACTION:

City Council, acting as the Contract Review Board, authorizes the award of a contract in a form approved by the City Attorney to Lease Crutcher Lewis, LLC of Portland, Oregon, in the amount of \$22,749 to serve as the Contract Manager/General Contractor (CM/GC) relating to the construction of the public improvements to the office building at 12725 SW Millikan Way.

HISTORICAL PERSPECTIVE:

The project under consideration involves the design and construction of public improvements to the City-owned, partially-occupied, five-story office building at The Round. The building's street address is 12725 SW Millikan Way, Beaverton, Oregon. The City bought the building and the land on which it is located in April, 2012. The building is currently about 30 percent occupied by non-City of Beaverton tenants and licensees located on floors two and three. After considerable analysis, the City now seeks to use the unoccupied portions of the building on floors one, four and five for government offices that will house a significant portion of Beaverton's city government; essentially all City employees other than those who work in the Police Department, Municipal Court, Library, or at the Public Works facility.

The City seeks the services of a CM/GC to work with the City's separately-retained design consultant to construct the interior improvements necessary to accommodate the City's occupancy and use of the building for general governmental and administrative purposes. At minimum, the interior renovations will be built to LEED Silver standard. The City will work with its CM/GC and design team to determine whether to renovate to a LEED Gold standard.

The interior improvements the City seeks to have constructed on the ground floor include a lobby, a Council chamber, public meeting rooms, a print shop, and a customer service counter. On floors four and five, the City seeks to construct elevator lobby space and work areas in an open office environment. The project area's total

square footage is approximately 60,738 square feet. The total project construction budget is estimated at \$3.045 million.

When commenced, work will be confined largely to floors one, four and five of the building, leaving current building occupants undisturbed. Some ancillary work may occur elsewhere in, around or near the building. The selected CM/GC firm is expected to begin work as soon as the contract is signed. A completion date for the office improvement project is anticipated in the spring of 2014.

INFORMATION FOR CONSIDERATION:

The Request for Proposal (RFP) to provide CM/GC services was advertised in the Daily Journal of Commerce on June 26, 2013. A non-mandatory pre-proposal conference was held on July 8, 2013. Eleven construction contracting firms attended the meeting. Seven sealed proposals were received on July 19, 2013, at 2:00 P.M. at the Finance Utility Billing Counter on the second floor at 4755 SW Griffith Drive, Beaverton Oregon 97005.

The following firms submitted proposals:

1. First Cascade Corporation, Lake Oswego, OR
2. InLine Commercial Construction Inc., Aloha, OR
3. Lease Crutcher Lewis, Portland, OR
4. Howard S. Wright, Portland, OR
5. Fortis Construction Inc., Portland, OR
6. Robinson Construction Company, Hillsboro, OR
7. SD Deacon Corporation, Portland, OR

The selection committee reviewed each proposal based on the stated evaluation criteria. The committee identified Lease Crutcher Lewis, LLC of Portland, Oregon, as the most qualified firm under the criteria. Attached to this agenda bill is a summary of the selection criteria and scoring sheet.

The requested expenditure authority only covers pre-construction services fixed fee of \$22,749.00. These pre-construction services include the CM/GC's evaluation of systems and budgets and making suggestions for cost-saving changes or value enhancements. Preconstruction services also include periodic constructability reviews during the design development phase and through the construction document phase to ensure good building practices are incorporated into the documents and to identify whether project sequencing is viable and whether design elements can be built as drawn.

The requested expenditure authority does not include the cost of construction (labor and materials) or related management services. The anticipated maximum cost for construction is \$3.045 million and the anticipated construction management fee is approximately \$72,500. The final price for construction and related management services will be negotiated with Lease Crutcher Lewis at a later date, following substantial completion of construction documents. The negotiated price will be a guaranteed maximum price, and will include the total of all subcontracts, the CM/GC general conditions, the CM/GC fee, and the CM/GC construction contingency. Once a guaranteed maximum price is established, staff will return to Council for approval and additional expenditure authorization.



CITY OF BEAVERTON

PROPOSAL SUMMARY

**City Office Building Remodeling Project #2815-13
CM/GC Services**

Closing Date: 2:00 PM on July 19, 2013

PROPOSALS SUBMITTED:

- 1. First Cascade Corporation, Lake Oswego, OR**
- 2. InLine Commercial Construction Inc., Aloha, OR**
- 3. Lease Crutcher Lewis, Portland, OR**
- 4. Howard S. Wright, Portland, OR**
- 5. Fortis Construction Inc., Portland, OR**
- 6. Robinson Construction Company, Hillsboro, OR**
- 7. SD Deacon Corporation, Portland, OR**



CITY OF BEAVERTON

SCORING SUMMARY

**City Office Building Remodeling Project #2815-13
CM/GC Services**

Firm	Total Points
Lease Crutcher Lewis	657
Howard S. Wright	654
Fortis	628
Robinson	610
Inline	592
S. D. Deacon	560
First Cascade	508