

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Contract Award – Authorization to Award Contract for CM/GC Services Relating to Tenant Improvements for the Public Safety Center Building at 4755 SW Griffith Drive

FOR AGENDA OF: 09-16-14 **BILL NO:** 14186

Mayor's Approval: *[Signature]*

DEPARTMENT OF ORIGIN: Police *[Signature]*

DATE SUBMITTED: 09-08-14

CLEARANCES: City Attorney *[Signature]*
CAO *[Signature]*
Purchasing *[Signature]*
Finance *[Signature]*

PROCEEDING: CONSENT AGENDA
(CONTRACT REVIEW BOARD)

EXHIBITS: 1. Proposal Summary
2. Scoring Summary

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$30,000	BUDGETED \$70,000*	REQUIRED \$-0-

*Account Number 301-70-3508-683 Capital Development Fund – Public Safety Building Program – Construction Design and Engineering Account. The FY 2014-15 Adopted Budget includes \$56,667 for special services on the Public Safety Center of which \$30,000 was designated for pre-construction services.

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 initial amount of \$30,000 to serve as the Construction Manager/General Contractor (CM/GC) relating to the public improvements to the Public Safety Center at the City-owned building located at 4755 SW Griffith Drive.

HISTORICAL PERSPECTIVE:

In 2013, the City contracted with Mackenzie for design services and with Gerding Edlen Development Company, LLC (GED) for owner's representative services in connection with the design and potential construction of public improvements relating to the Public Safety Center at the City-owned building located at 4755 SW Griffith Drive.

The City now seeks the services of a CM/GC firm to work with Mackenzie and GED relating to the Public Safety Center. The first phase of work the CM/GC firm will undertake will involve pre-construction services intended to finalize the design of the remodeled and reconstructed facility. The monies required for this work were approved by Council via Agenda Bill No. 14097 on May 6, 2014. The second phase of work the CM/GC firm will undertake is contingent on whether voters approve the issuance of general obligation bonds to rebuild the Griffith Drive building to serve as a Public Safety Center.

If Beaverton voters approve the issuance of the bonds at the November General Election, then under this contract award, the City and Lease Crutcher Lewis may negotiate a guaranteed maximum price for the construction of improvements to the Griffith Drive building and the firm will serve as the City's general contractor for the remodeling project.

INFORMATION FOR CONSIDERATION:

The Request for Proposal (RFP) to provide CM/GC services was advertised in the Daily Journal of Commerce on July 16, 2014. A non-mandatory pre-proposal meeting and on-site tour was held on July 25, 2014. Eight construction contracting firms attended the meeting. Four sealed proposals were received on August 8, 2014, at 2:00 P.M. at the Finance Utility Billing Counter on the second floor at 4755 SW Griffith Drive, Beaverton, Oregon, 97005.

1. Howard S. Wright, Portland, OR
2. Lease Crutcher Lewis, Portland, OR
3. P & C Construction, Portland, OR
4. Skanska, Portland, OR

The selection committee reviewed each proposal based on the stated evaluation criteria. The committee then held interviews on September 4, 2014, with the two top candidates, Lease Crutcher Lewis, LLC and Skanska, both of Portland, Oregon. The selection committee evaluated both companies and identified Lease Crutcher Lewis, LLC of Portland, Oregon, as the highest ranked firm. Attached to this agenda bill is a summary of the scoring sheet for both evaluation reviews.

The requested expenditure authority only covers pre-construction services in the amount of \$30,000. These preconstruction services include the CM/GC's evaluation of systems and budgets and making suggestions for cost savings 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 construction management services. The final price for construction and related management services will be negotiated with Lease Crutcher Lewis at a later date, pending voter approval of the issuance of general obligation bonds to rebuild the Griffith Building to serve as a Public Safety Center. 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

Griffith Building Tenant Improvement Project #2908-15
CM/GC Services

Closing Date: 2:00 PM on July 16, 2014

PROPOSALS SUBMITTED:

1. Howard S. Wright, Portland, OR
2. Lease Crutcher Lewis, Portland, OR
3. P & C Construction, Portland, OR
4. Skanska, Portland, OR



CITY OF BEAVERTON

SCORING SUMMARY

Griffith Building Tenant Improvement Project #2908-15
CM/GC Services

Firm	Total Points
Lease Crutcher Lewis	124.7
Skanska	122.7
Howard S. Wright	119.1
P & C Construction	116.6

INTERVIEW SCORING SUMMARY

Firm	Total Points
Lease Crutcher Lewis	28.50
Skanska	27.83