



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE 1120 S.W. Fifth Avenue, Rm. 750

Charlie Hales, Mayor
Jack D. Graham, Chief Administrative Officer
Bryant Enge, Director, Bureau of Internal Business Services

Christine Moody
Chief Procurement Officer
Procurement Services
Portland, Oregon 97204-1912
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REGULAR CALENDAR

August 14, 2013

TO THE COUNCIL:

The Chief Procurement Officer is submitting this report and recommending that Procurement Services and Facilities Services, on behalf of Portland Fire & Rescue (PF&R), be authorized to proceed with awarding a contract to Skanska USA Building Inc. as Construction Manager/General Contractor (CM/GC) for construction of the Portland Fire & Rescue Fire Station 21 Project in the amount of \$6,010,828.00. The Guaranteed Maximum Price (GMP) from Skanska USA Building Inc., dated July 16, 2013, is attached as Exhibit A to this Report.

Ordinance Number 185277 passed by Council on April 25, 2012 authorized Procurement Services to use an alternative contracting method to select a CM/GC for the Portland Fire & Rescue Fire Station 21 Project. The Chief Procurement Officer advertised Request for Proposals (RFP) Number 114291 on June 22, 2012, for pre-construction services and construction of the Fire Station 21 Project with a combined pre-construction and construction services estimate of \$4,915,000.00. PF&R rated the project estimate confidence level as Low. Proposals were due on July 25, 2012, and four (4) proposals were received. A five (5)-person selection committee with representatives from PF&R, Facilities Services, Portland Water Bureau, and the Minority Evaluator Program selected Skanska USA Building Inc. as the CM/GC Contractor in accordance with Ordinance Number 185277. Pre-Construction Services Contract Number 30002887, for a sum not to exceed Twenty-Two Thousand Dollars (\$22,000.00), was entered into with Skanska USA Building Inc. effective September 18, 2012.

Skanska USA Building Inc. and their subcontractors at all tiers have made a commitment of \$1,340,000 in utilization of certified minority, women and emerging small business (MWESB) subcontractors, material suppliers and manufacturers on this project; this represents 35% of the total subcontracted contract value, excluding the specialized and proprietary scope of work. Skanska USA Building Inc. has agreed to implement the City's Workforce Training & Hiring Program requirements. The Minority, Women and Emerging Small Business Subcontractor and Supplier Plan and the Workforce Training and Hiring Program Plan from Skanska USA Building Inc. are attached as Exhibits B and C to this Report.

Skanska USA Building Inc. has a current City of Portland Business Tax Registration and their EEO Certification is current through January 6, 2014. The company is located in Portland, Oregon and is not a State Certified M/W/ESB Contractor.

An Equal Opportunity Employer

To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.

Skanska USA Building Inc. is in Full Compliance with the Equal Benefits Program.

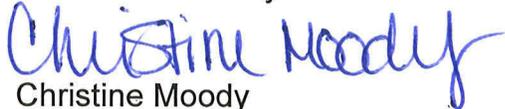
The Portland Fire & Rescue Fire Station 21 Project is funded through General Obligation Bonds approved by voters on November 2, 2010.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount be furnished by the Contractor.

It is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final contract amount be furnished by the Contractor before final payment is released.

The bid sureties of the remaining bidders should be returned immediately in compliance with Section 5.34.410D of the City Code.

Recommended by:



Christine Moody
Chief Procurement Officer

CM:kbm

Agenda No.
REPORT
Title

Accept Guaranteed Maximum Price of \$6,010,828.00 from Skanska USA Building Inc. for the construction of the Portland Fire & Rescue Fire Station 21 Project (Procurement Report - RFP Number 114291)

<p>INTRODUCED BY Commissioner/Auditor: Charlie Hales, Mayor</p>	<p>CLERK USE: DATE FILED <u>AUG 09 2013</u></p>
<p>COMMISSIONER APPROVAL <i>Estimate for</i> Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p>BUREAU APPROVAL Bureau: Procurement Services Bureau Head: Christine Moody <i>CM</i></p>	
<p>Prepared by: Kathleen Brenes-Morua Date Prepared: July 23, 2013</p>	<p>ACTION TAKEN: AUG 14 2013 ACCEPTED</p>
<p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date August 14, 2013</p>	

AGENDA

TIME CERTAIN
Start time: _____

Total amount of time needed: _____
(for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: 15 min
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	