



SELLWOOD BRIDGE

Project

MULTNOMAH COUNTY



Team Introductions



- Larry Gescher – DMWESB Principal
- Steve Schmitt – Project Manager
- Jennifer Erickson – Diversity Officer
- Diversity Officer Assistant
- DMWESB Superintendent
- DMWESB Field Engineer

Project Goals



- Maximize diverse participation
- Impact Mitigation
- Sustainable Practices
- Construct a quality project
- Construct a safe project
- Construct a cost effective project

Preliminary Construction Schedule



- Limited NTP 11-1-11
- Full NTP 6-1-12
- Project Completion Date: 12-1-15

Construction Procurement



3 Stages of Procurement:

- EWA # 1: Detour Bridge
 - Anticipated Construction NTP 11-01-11
- EWA # 2: Landslide Mitigation, Tree Clearing, and Temporary Steel Items Procurement
 - Anticipated Construction NTP 3-12-12
- GMP/Remaining Contract
 - Anticipated Construction NTP 6-1-12

Construction Agreement



- DMWESB's Exempt from Agreement
- All other subcontractors must sign agreements with Ironworkers, Laborers, Carpenters, and Masons
- Open Shop Contractors
 - Can utilize non-union employees within ratios
 - Benefit packages

Construction Agreement



- Ratios

- Laborers & Masons (3:2 and 1:1 thereafter)

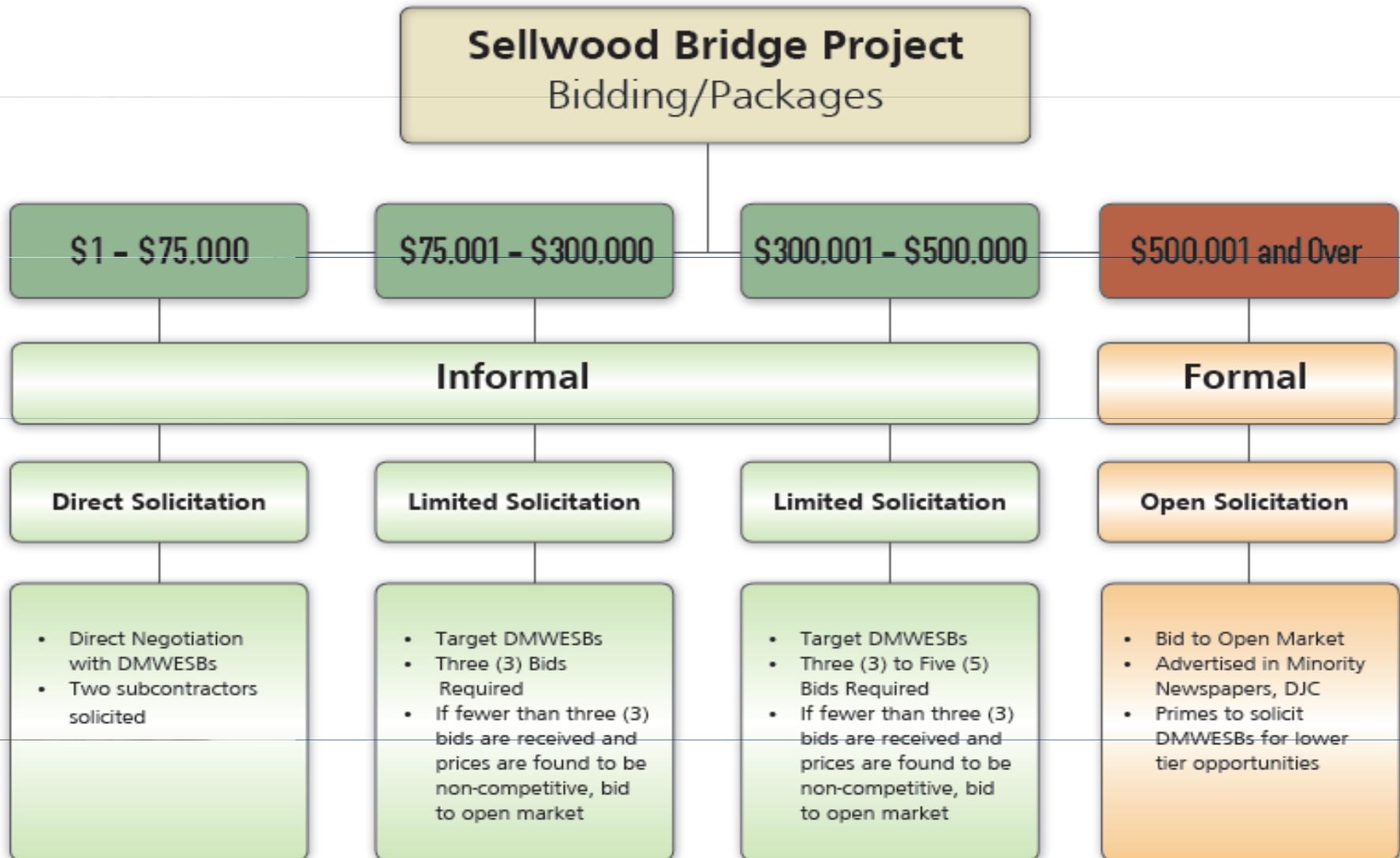
- Ironworkers, Carpenters (5:2 and 1:1 thereafter)

Contracting Plan



- DMWESB Target 20%
- Apprenticeship 20% by Craft for contracts > \$100,000
- Diversity
 - 14% Women
 - 20% Minority

Contracting Plan - Procurement



Contracting Plan – Creating Opportunity



- CM/GC to employ strategies to sequence the work and subcontract amounts, wherever possible, to allow the DMWESB businesses to take on larger contract values spread out over the four year duration of the project.

1. Unbundle large bid packages to create the largest number of opportunities at the informal levels
2. Research the local DMWESB marketplace to determine the scopes of work with highest DMWESB availability
3. Require DMWESB sub tier outreach for all Formal Packages and incorporate participation commitments into our best value selection criteria

Contracting Plan – Creating Opportunity



- For large package (>\$500K) formal solicitation, CM/GC may employ one of two methods involving 1) low bid or 2) Best value where specialized skill, knowledge, experience, and expertise is particularly relevant

1. Low Bid:

- Low Value (85 points)
- DMWESB utilization (15 points)

2. Best Value:

- Best Value Criteria (85 points)
- DMWESB utilization (15 points)

Contracting Plan – CM/GC Outreach



- CM/GC will conduct periodic community outreach conferences
- 2-3 times annually, CM/GC will provide status of DMWESB progress to OAME and NAMCO
- CM/GC will conduct voluntary pre-bid meetings to overview work packages to bidders
- Pre-bid notifications will be announced via mail, e-mail, phone, or fax at least 3 weeks in advance of solicitations via minority/women trade associations and general publications
- Drawing sets will be sent out electronically to all bidders

Contracting Plan – CM/GC Mentoring



- CM/GC will create specific mentoring teams to build DMWESB capacity
- Includes business assessment, goal setting, and 1-1 monthly progress meetings
- CM/GC will mentor two (2) small DMWESB general contractors (SGC)
- CM/GC will provide technical assistance to support DMWESBs to respond to solicitations and to grow their business capacity
 - Pre-bid assistance
 - Post award debrief and assistance

Contracting Plan – Youth Opportunity



- CM/GC is committed to creating current and future opportunity for youth to move into construction trades in the following ways:
- Internships- Provide two (2) paid internships per summer to college students aligned with career path
- Scholarships- Contribute \$2,000 annually to each of the following:
 1. Hispanic Chamber of Commerce
 2. Oregon Native American Chamber
 3. The Asian Reporter Foundation
 4. The Skanner Foundation
 5. African American Chamber of Commerce
 6. Oregon Association of Minority Entrepreneurs Youth Summit

Contracting Plan – Pre-Qualifying



All potential bidders asked to pre-qualify

Allows CM/GC to eliminate bonds by assessing business risk and alignment with types and levels of work to be awarded



Information requested

- Completion of an on-line prequalification form
- Letter from contractor surety
- Financial Statements (not shared with CM/GC)
 - Annual
 - Most recent internal
- Evaluation performed by SubQual, LLC
 - www.subqual-llc.com



Contracting Plan – Pre-Qualifying



Prequalification Form

- Key contacts
- License(s)
- Certification status i.e DBE, MBE, ESB etc.
- References
- Experience
- Safety

Evaluation Criteria

- Single job and aggregate bond limits
- Largest jobs
- Who the subcontractor has worked for
- Financial condition
- Past experience with the companies
- Current workload
- Safety

Questions and Answers

