

The Portland Building Reconstruction



RFP Pre-Submittal Meeting

Progressive
Design-Build-Relocate

April 6, 2016



The Portland Building Reconstruction

Agenda:

- Introductions
- Project Overview
- Project Presentation
- Q & A
- Tour
- Q & A



The Portland Building Directive

Maximum
\$195,000,000



Complete no later than
2020



Collaborative Project Approach

- Owner Team
 - City Staff
 - Owner's Representative & Public Outreach Services
- Design-Build-Relocate Team
 - Architect, Engineers, Specialty Consultants
 - Contractor and Subcontractors
 - Relocation & Move Services
- Collaborative Team
 - Progressive Design-Build-Relocate
 - Iterative
 - Colocation
 - IPD/CPD methodologies

Collaborative Project Team

- The ability to operate & perform effectively on an Integrated Team is NOT automatic ... and not for everyone
- Not every Architect, Contractor, Engineer, or Owner has what it takes
- Effective Progressive Design-Build project participants possess Unique Talents



“Just because you can read music doesn’t mean you can play jazz.”

Why include relocation?

The move coordination is so interlinked with the primary project that decoupling it from the integrated team didn't make sense.

However, we heard you in the Market Sounding and did make some changes:

- Phase I includes relocation consulting services
 - Help the team with market availability, budgeting, analysis comparing move-in vs. stay-in, etc.
 - Begin looking for availability in the market
- Leasing of spaces will be between landlords and City
- Brokerage fees will be paid as is standard in the industry, by the landlords, through the lease negotiation.
- Build-out of temporary spaces, move coordination, etc. will still be done by DBR team, unless otherwise agreed to in lease negotiations.

Project Parameters

- Historic preservation
- Seismic upgrade
- Envelope replacement
- System replacement
- LEED gold or better
- Office modernization tenant improvements
- Technology improvements
- Relocation/temporary moves

Timeline

2016

Solicitation & Contracting

Primes

Lead subs

Dec.
2016

2
0
2
0

Design



Design to Target Budget



Construction



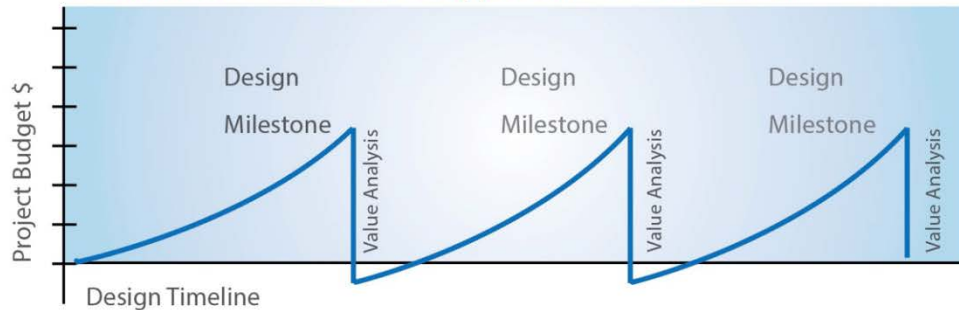
Nimble review design options to determine best solutions

Target Budget set early and project success confidence very high

GMP confirms target budget and contractually solidifies design scope and quality with full team input throughout all decisions

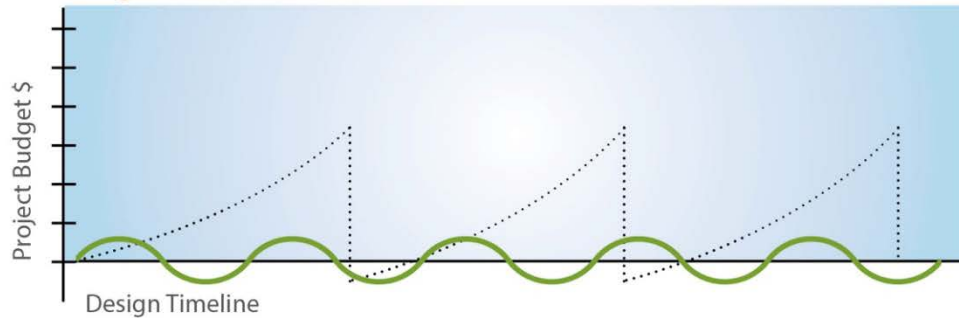
Target Value Design Process

Traditional Preconstruction Support Model - Old School



- Wide swings in costing
- Low confidence
- Painful VE process
- Extremely wasteful

Integrated Model - New School



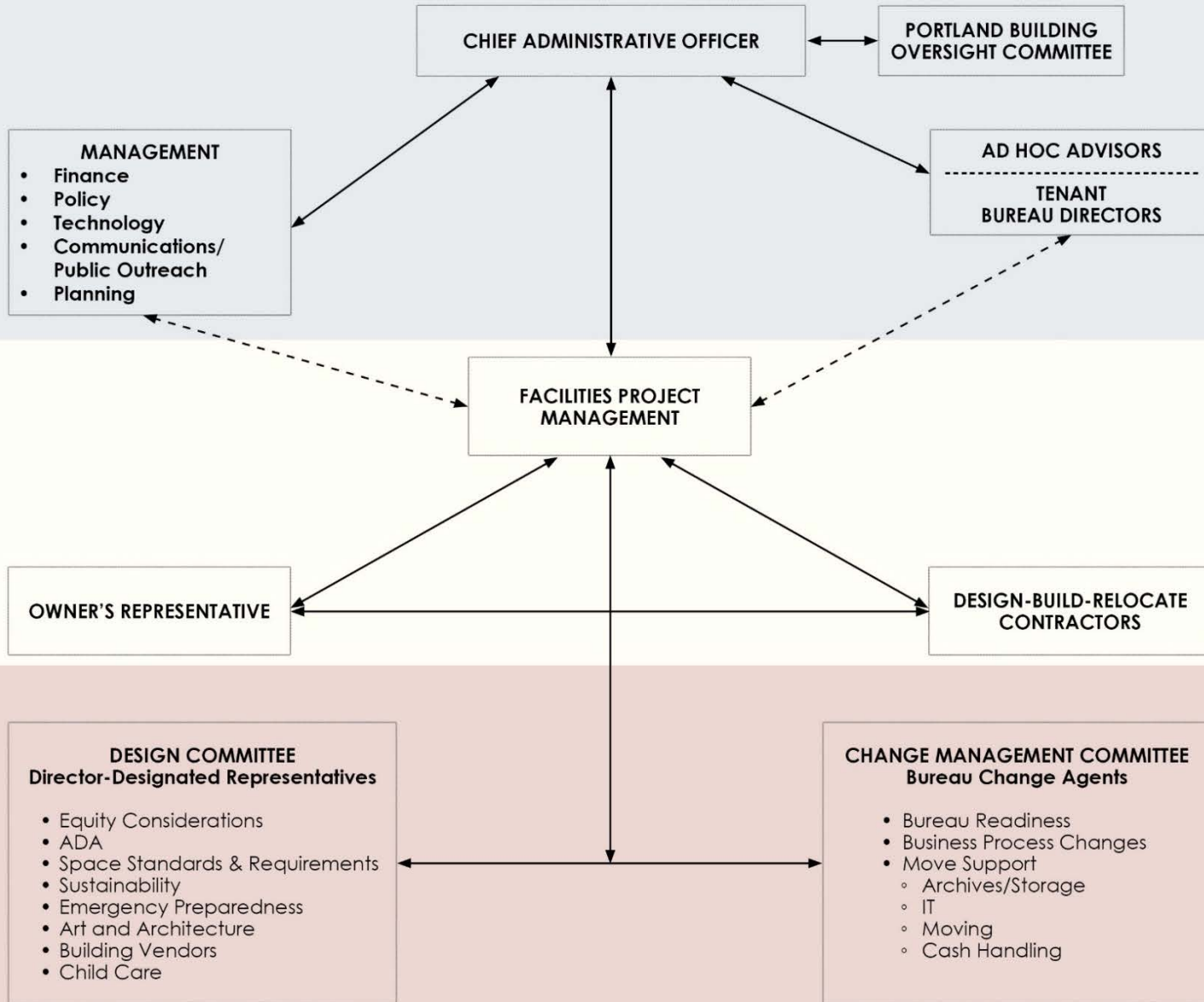
- Eliminates redesign
- Predictable cash flow
- Less volatile costing
- Stability and confidence
- Improved team experience

Project Structure

LEADERSHIP

PROJECT TEAM

STAFF INPUT & DATA



Progressive Design-Build-Relocate Selection Process

- Selection of prime team based primarily on qualifications.
 - Contractor & Architect
- Sub-consultants and sub-contractors will be selected after prime team is onboard to help maximize DMWESB utilization and help ensure the best overall team
 - Propose minimum 3 potential 1st Tier sub-consultant firms in each category, as available, including certified firms
 - Propose minimum 3 potential 2nd Tier sub-consultant firms in each category, as available, which must be D/M/W/ESB certified firms

Exhibits

- Three Categories:
 - Group 1: Exhibits to be returned with Proposal
 - Group 2: Documents to be incorporated into contract
 - Group 3: Background and referenced policy documents

Statement of Work

Not fully inclusive, but intended to give a general layout and expectations within each of the four phases.

- Phase I: Conceptualization & Criteria Design
(more detailed to give enough for pricing)
 - Concept – Research, Major options considered and compared, Program defined
 - Criteria Design – Validation process to set Target Budget
- Phase II: Detailed Design & Implementation Documents
 - To reach GMP – Mostly a verification of Target Budget and design acceptance
- Phase III: Design Finalization & Construction
 - With DB delivery and CPD approach, can finalize much of the design while in construction
- Phase IV: Warranty & After Care

Fee-Price Proposal

- Part I: Phase I Costs
 - All Phase I Services, based on hourly NTE
 - Allowances for colocation space hard costs & destructive testing TBD
- Part II: DBR Fee
 - Refer to cost-responsibility matrix for items not included in the fee, but will be paid through General Conditions Work Cost
 - % fee on General Conditions Work Cost + Direct Cost of the Work only
- Part III: Bonds & Insurance
 - Traditional vs. OCIP vs CCIP
- Part IV: Staff Rates for Phase I
 - Hourly rates by classifications & estimated hours
- Part V: Summary
 - Total Price Proposal

Contract & General Conditions

- Will be released in the next couple weeks.
 - City is writing new contracts and general conditions for Progressive Design-Build.
 - Opted to give Proposers a full 6 weeks to respond to the RFP, which is longer than we typically give.
 - We anticipated a separate, later release of the Contract and General Conditions when we set the procurement timeline.

Equity & Inclusion

- Mentor Protégé:
 - Design assist role for mentoring and increasing capacity of D/M/W/ESB PTE Consultants.
 - Technical assistance and administrative support
 - Help build capacity to meet the aspirational goals of the Project.
 - Mentored by the DBR team to increase their capacity on future projects.
- Sub-consultants:
 - 2-tier system to improve participation at the beginning and throughout the length of the project

Equity & Inclusion

- Goals set at all levels and across trades
- Workforce & DMWESB goals
- Workforce goals broken into separate apprentice and journey worker goals
- Goals broken into separate minority, women and ESB goals
- The City is looking for teams to make strong commitment meeting or exceeding goals set by the City, and bring further ideas forward.

Procurement Process

- Questions? Contact Kathleen Brenes-Morua @ Kathleen.Brenes-Morua@portlandoregon.gov
- 1st addendum will be released with the Contract & GC's and may include responses to questions received to date
- Watch for additional addendums
- Questions & Clarifications must be submitted at least 7 days prior to Proposal deadline, but do not delay
 - The December 1 Target Budget deadline cannot move. Delay in the procurement process will mean a shorter time for the Project Team to get to Target Budget

Procurement Process

May 13, 2016

Proposals Due

June 2016

Short List Announced & Interviews

Notice of Intent to Award

June/July 2016

Contract Negotiations

July/August 2016

Council Approval & Notice to Proceed

Work Begins

Questions ?

Q & A

Tour

No pictures or questions

Meet back in Auditorium for
additional post-tour Q&A

Questions ?

Q & A

Next Steps

Next Steps:

- Questions? Contact Kathleen Brenes-Morua @ Kathleen.Brenes-Morua@portlandoregon.gov
- Watch for addendum
- Be sure you're signed up in Buy-Speed for this project
- Learn more about the project at: www.portlandoregon.gov/portlandbuilding