

January 19, 2023

23-103

CONTRACT APPROVAL FOR ROCK CREEK BARN
REPLACEMENT TO ROSS BUILDERS NORTHWEST,
LLC

PREPARED BY: John MacLean, Finance and Procurement Manager,
Planning & Capital Construction

FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Interim Director, Planning & Capital
Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration
and Finance
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of
educational delivery to create a more learner-centric
ecosystem; Enterprise: Cultivate a long-term sustainable
college enterprise

REPORT: The 2017 Bond Program included funding for deferred
maintenance throughout the District. An identified need
was to re-roof the barn at the Rock Creek Campus.
Assessment of the structure determined that the most
effective long-term solution would be replacement of the
barn. The bid process included an alternative to relocate
the FMS Grounds building away from the working area of
the farm.

On October 13, 2022, the Invitation to Bid (ITB) was
advertised in the Daily Journal of Commerce, State of
Oregon (OregonBuys), BidLocker, Portland Observer,
and the Portland Business Tribune. In addition, P&CC
staff reached out to all identified COBID registered firms
who could provide these services. A total of thirty (30)
firms attended the mandatory pre-bid meeting. At the bid
closing time of 2:00 PM Dec 7, 2022 one (1) bid was
received. No bids were received from COBID registered
firms.

The sole bid from Ross Construction Northwest
exceeded the budget the College had set for the project.
The College Rules of Procurement (CCR.283) allow for

negotiations to bring the contract price within the College's cost estimate when all bids exceed the College budget. After negotiations the bid was revised to be within the College budget.

The revised bid of \$4,053,503 including the alternate to relocate the FMS Grounds building has been reviewed by P&CC and acceptance is recommended.

There is no COBID participation on this contract. As a low bid procurement, the College cannot include COBID utilization in the determination of award.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a contract with Ross Builder Northwest, LLC for the Rock Creek Barn Replacement and relocation of the FMS Grounds building for up to \$4,458,853 which includes a 10% contingency. Funding for will be from the 2017 Bond.