

April 18, 2024

24-102

CONTRACT APPROVAL FOR ROCK CREEK LIBRARY
TENANT IMPROVEMENTS TO FIRST CASCADE
CORPORATION

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

FINANCIAL RESPONSIBILITY: Rebecca Ocken, 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 2022 Bond Program includes funding for updating educational spaces across the district. To this end, the College is renovating the Rock Creek Library to bring it into alignment with other library spaces across the district.

On Feb 28th, 2024, 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 seventy-five (75) firms attended the mandatory pre-bid meeting. At the bid closing time of 2:00 PM April 3, 2024 eleven (11) bids were received. Two (2) bids were received from COBID registered firms.

The lowest responsive and responsible bid of \$1,499,777 was submitted by First Cascade Corporation and has been reviewed by P&CC and acceptance is recommended. The College also intends to accept Bid Alternate 1 for \$26,260 for a total of \$1,526,037

There is 13% COBID (MBE) participation on this contract. As a competitively bid project the College cannot use COBID participation in the determination of the award.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a contract with First Cascade Corporation for the Rock Creek Library Tenant Improvements for up to \$1,678,641 which includes a 10% contingency. Funding will be from the 2022 Bond.