

September 20, 2012

13-029

AUTHORIZATION FOR CEDAR MILL CONSTRUCTION  
TO PROVIDE CONSTRUCTION SERVICES FOR THE  
RETAIL BUILDOUT AT THE WILLOW CREEK CENTER

PREPARED BY: Kathy Kiaunis, Manager, Bond Finance

FINANCIAL  
RESPONSIBILITY: Linda Degman, Director, Bond Program

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services  
Randy McEwen, District Vice President  
Dr. Preston Pulliams, District President

REPORT: The Willow Creek Center project opened at the end of 2009 as part of the 2008 bond program. A portion of the building was reserved for retail space to serve the students, transit customers, and tenants using the building. This space was planned as part of the building use since there were no food services located conveniently nearby for building and transit users. Construction plans for the space have been completed, and contractors were invited to bid on the project using the Oregon University System Small Works contractor's list, which PCC is authorized to use.

The four bidders invited were: Skanska, Triplett Wellman, Bremik Construction and Cedar Mill Construction. Each bidder was invited from the contractor list for a specific reason. Skanska was the original contractor for the Willow Creek project and has the best knowledge of the building. Triplett Wellman came in second on the Newberg Center project and staff was impressed by them and thought this a good opportunity to work with them. Our retail consultant referred Bremik to us as a firm they have had a positive working relationship with in the past and which has a good track record with this type of retail tenant improvement work. Cedar Mill was chosen because they are a small local general contractor.

Phone calls were made to all four contractors to assess their interest in the project. All four expressed interest

therefore we moved forward with a mandatory pre-bid walkthrough on August 27, 2012. Only Bremik and Cedar Mill showed up for the pre-bid walkthrough. Skanska and Triplett Wellman declined to bid. A decision was made to move forward with asking Bremik and Cedar Mill to bid on the project rather than delay the project and start over with new bidders. It would delay the opening of the retail space by two months, which would mean less time for establishment and revenue for the retail tenant before 2013 summer low period.

Bids were received from Bremik and Cedar Mill. Bid results are as follows:

<u>Contractor</u>	<u>Bid</u>
Bremik	\$503,070
Cedar Mill Constr.	\$454,000

With the deductive alternates the bids were: Bremik \$471,156 and Cedar Mill \$417,866. These costs exceed the budget for the project. Staff will work with Cedar Mill Construction to reduce costs to meet the budget, which is \$350,000.

Authorization is requested to award the construction contract to Cedar Mill Construction, as the low bidder for the work, contingent on the ability to reduce the bid to the budget limit. Construction is anticipated to begin Fall term. With the completion of the project, PCC plans to lease the space to a tenant to provide food services to building users.

**RECOMMENDATION:** That the Board of Directors authorize Cedar Mill Construction to construct the retail project at Willow Creek Center for \$350,000, contingent on the ability to reduce the bid to this amount. The funds are from the 2008 Bond Program.