

March 19, 2015

15-093

ACCEPT PROPOSALS/AWARD CONTRACTS FOR  
GENERAL CONSTRUCTION SERVICES

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FINANCIAL  
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REPORT: The College has the need to contract with qualified  
contractors to provide general construction services. It is  
the College's intent to select two (2) contractors to provide  
these services.

The scope of services to be provided include, but is not  
limited to the following: Building alterations; Installing walls;  
Sheetrock; Paint; Carpentry work; Tile work; Insulation  
work; ADA building work; Installing doors and relights; Brick  
work; Specialty projects; and other general construction  
duties as requested.

A Request for Proposals (RFP) for these services was  
issued and made available to all interested firms on January  
8, 2015. The RFP was advertised in the Daily Journal of  
Commerce, in the The Portland Observer News Paper, on  
the State of Oregon Procurement Network (ORPIN), and on  
the PCC Solicitation website. A total of forty-seven (47)  
vendors, which included contractors; consultants; plan  
centers; and other interested parties, ten (10) of which  
indicated to be MWESB firms, registered and downloaded a  
copy of the RFP document.

The RFP stipulated that the award will be made to the  
bidder(s) whose bid results in the lowest overall ownership  
cost or "best value" as it is determined by ORS 279.015(5),  
and based upon the evaluation criteria listed below. The  
evaluation may result in the awards being made other than  
to the lowest priced proposals.

A total of eight (8) proposals were received by the due date of February 12, 2015 in response to the RFP.

Proposals were reviewed and rated by an evaluation committee made up of four (4) PCC employees, based on the following criteria: Qualifications of Staff; Experience working with schools or public agencies; Experience with projects of similar scope and size; Availability and Reliability; Resources and ability to meet deadlines; Fee Structure; and Ability to respond to emergency needs.

Proposals were received from the following companies:

<b><u>Company</u></b>	<b><u>Points</u></b>
Cedar Mill Construction	376
TS Gray Construction	376
Swinerton Builders	370
Pacificmark Construction*	362
Payne Construction, Inc.	341.5
Emerick Construction	325
Ruffin Construction*	323
SBS Construction*	309

Note: \* Oregon Certified MWESB firms.

The evaluation committee recommends awarding the contracts to Cedar Mill Construction and TS Gray Construction.

**RECOMMENDATION:** That the Board of Directors accept the proposals from, and award contracts to Cedar Mill Construction and to TS Gray Construction, to provide General Construction Services. The total annual expenditure for these services is estimated at \$200,000. The initial contract period will commence March 20, 2015 (or as soon as possible after the contracts are negotiated) and end March 31, 2018 subject to renewal on an annual basis, beginning April 1, 2018 through March 31, 2020. The contracts shall not exceed five (5) years or a combined total of \$1,000,000. All expenditures for these services will be from the General and Capital Funds.