



CITY OF PORTLAND
OFFICE OF MANAGEMENT AND FINANCE

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MEMORANDUM

DATE: November 5, 2013
TO: Katherine Brenes-Morua, Const. Procurement Supervisor
FROM: Rich Attridge, Project Manager 
SUBJECT: Recommendation of Award to Responsive Low Bidder
Portland Police Bureau Training Complex Bid #115989

The bids for the Portland Police Bureau Training Complex Bid #115989 have been reviewed by OMF/Facility Services and it is recommended that a contract be entered into with 2KG Contractors, Inc., as the bidder submitting the lowest, responsive, responsible bid.

2KG submitted a bid of \$5,400,000. OMF/Facility Services and Portland Police Bureau elected to accept all five (5) deductive alternates totaling \$440,000 which effectively lowers the bid price to \$4,960,000. Please proceed with awarding the contract to 2KG Contractors, Inc. in the amount of \$4,960,000.

cc: Bryan Parman, Portland Police Bureau
Ann Krohn, Portland Police Bureau
Sid Scott, Scott/Edwards Architects
Jennifer Marsicek, Scott/Edwards Architects

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To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.

**GOOD FAITH EFFORT
COMPLIANCE REPORT**

Handwritten initials/signature

Submission substantially complies with Good Faith Effort Requirements		<input checked="" type="checkbox"/> YES	NO
Reviewed by:	Brenda Scott		
Date:	10-14-13		

PROJECT INFORMATION

PROJECT NAME & BUREAU	Portland Police Bureau Training Complex (FAC)
BID NUMBER	115989
PRE-BID DATE	9-17-13
BID OPEN DATE	10-8-13
BID AMOUNT	\$5,400,000
CONTRACTOR	2KG Contractors Inc.

AT BID SUBMISSION

QUESTION	YES	NO
Did contractor submit the GFE Form 1 (Subcontractor and Self-Perform Work List)?	X	

M/W/ESB PARTICIPATION – Total Bid

PARTICIPATION TYPE	TOTAL \$	PERCENTAGE OF TOTAL BID AMOUNT
MBE	\$299,459	5.6%
WBE	\$493,500	9.1%
ESB	\$239,590	4.4%
Total M/W/ESB Participation	\$1,032,549	Total bid – 19.1% Subcontract percentage – 35.5%

M/WBE PARTICIPATION – Subcontracting (35% Aspirational goal)

TOTAL OF ALL SUBCONTRACTS (including non-certified firms)	TOTAL MBE & WBE SUBCONTRACTS	PERCENTAGE OF M/WBE SUBCONTRACTS
\$2,911,242.40	\$792,959	27.2%

GOOD FAITH DOCUMENTATION (24 HOURS AFTER BID OPENING)

	QUESTION	YE	NO	NOTES
1.	Did prime contractor attend the mandatory pre-bid meeting? (If pre-bid meeting was waived, note in NOTES column.) Check sign-up sheet with Buyer.	X		
2.	Did contractor explain why identified divisions of work (DOW) were not included for subcontracting? (See Form 1)	X		
3.	Were letters or faxes sent to all M/W/ESBs (in identified DOW's to be subcontracted) at the pre-bid meeting?(Form 2)	X		
4.	Was a minimum of five (5) M/W/ESB firms contacted (in each identified DOW to be subcontracted) by letter or fax to bid on this project?(Form 2)		X	See Notes
5.	Were M/W/ESB firms contacted at least seven (7) calendar days before the bid opening?(Form 2)	X		
6.	Is a copy of the letter or fax sent to potential M/W/ESB subs included in Good Faith documentation?	X		
7.	Did prime provide a completed M/W/ESB Contact/Bids Received Log (Form 2)?	X		

GOOD FAITH EFFORT ANALYSIS

1.	Divisions of Work Identified by City: Asphalt Paving; Carpentry; Concrete Cutting; Concrete Work; Drywall/Sheetrock; Electrical; Floor coverings; HVAC; Landscaping; Masonry; Painting/Wallpapering; Plumbing; Roofing; and Tile/Terrazzo/Marble Work.
2.	Rationale for non-utilization of subcontractors for suggested Divisions of Work: Self-performing.
3.	All Divisions of Work to be used on this project: Same as #1.
4.	Certified Subcontractors' name, Cert Type, and Subcontract amount used on the Project: Zavala Corporation (MBE Concrete Work) - \$240,665; Stellar Corporation (WBE Drywall/Sheetrock) - \$493,500; Green Art Landscape (MBE Landscaping) - \$58,794; and L.D. Inc. (ESB Plumbing) - \$239,590.
5.	Subcontractor names and subcontract amounts awarded to non-certified firms: Eastside Paving (Asphalt Paving) - \$28,679.40; Demolition Contractors (Concrete Cutting) - \$93,700; Rubenstein's Contract Carpet (Floor coverings) - \$81,642; Jacob's Heating (HVAC) - \$352,019; Howard Jacobs Masonry (Masonry) - \$187,670; Boles Brothers (Painting/Wallpapering) - \$135,042; Arrow Roofing (Roofing) - \$38,800; Schonert and Associates (Tile/Terrazzo/Marble Work) - \$9,212; and EC Electric (Electrical) - \$951,929.
6.	Divisions of Work retained by Prime: Carpentry.
7.	Bids received from certified firms (not used): Lear Electric (ESB Electrical) - \$967,963; Gregory Law Landscape LLC (ESB Landscaping) - \$90,558; Klinger Masonry (ESB Masonry) - \$350,826; Benchmark Coatings (WBE Painting/Wallpapering) - \$236,190; and Almar Construction (MBE Painting/Wallpapering) - \$184,390.
8.	Check Compliance file for prime contractor. Are there any contract compliance issues in the prime's Compliance file (last 3 years) that should be noted for the Purchasing Agent's Report to Council? No.
9.	Any special Good Faith Efforts undertaken by the Prime Contractor? Yes, prime contacted more than the required number of MWESB's in some DOW's.
10.	List of other prime bids received: Note any special Good Faith Efforts taken by the Prime Contractor and if good faith effort documentation submitted (Forms 1/2). LMC Construction - \$6,100,000 (no forms); JWC Construction - \$6,050,000 (no forms); Precision Construction Co - \$6,200,000 (no forms); Payne Construction Inc - \$6,112,417 (no forms); Skyward Construction - \$5,846,756 (Form 1); Skanska USA Building - \$5,685,650 (Form 1); Triplett Wellman Inc - \$6,107,000 (Form 1); Corp Construction - \$5,940,000 (Form 1); Woodburn Construction Co - \$6,315,000 (no forms); and Inline Commercial Construction - \$5,788,977 (Form 1).

Notes:

EEO Cert. Expires: 6/27/14
 COP License No.: 394400
 CCB License No.: 80251

Issues:

Form 2 – Only 5 MWESB's contacted for electrical, rather than the 7 required (5+2 prebid attendees). They contacted 5 MWESB's and all the prebid attendees; however 2 of their original 5 contacted were also prebid attendees, so they only actually contacted 5 different MWESB's.

Clarifications: (spoke w/Kevin Folker – 2KG)

I confirmed with Kevin Folker that they made an error and didn't realize that they had actually only contacted 5 MWESB firms, rather than the 7 required. Overall they actually contacted 78 MWESB firms while only 74 were required; and no other bidders utilized an MWESB electrical firm, most using the same electrical firm as 2KG. Therefore, I believe them to be in substantial compliance.

Summary of 2KG Contractor's Good Faith Efforts:

DOW		Required M/WESB Contacts	# M/WESBs Contacted	# Bids Received	# Bids Used
91395	ASPHALT PAVING	5	5	0	0
91382	CONCRETE CUTTING	5	7	0	0
91430	CONCRETE WORK	6	6	1	1
91075	DRYWALL/SHEETROCK	7	7	1	1
91438	ELECTRICAL	7	5	1	0
91444	FLOOR COVERINGS	5	6	0	0
91036	HVAC	5	5	0	0
98852	LANDSCAPING	5	5	2	1
91455	MASONRY	5	7	1	0
91461	PAINTING/WALLPAPERING	9	9	1	0
91468	PLUMBING	5	5	1	1
91473	ROOFING	5	6	0	0
91483	TILE/TERRAZZO/MARBLE WORK	5	5	0	0
Total		74	78	8	4

Level of Effort:

	High	Met the aspirational goal.
x	Moderate	Exceeded the solicitation requirements and/or achieved some participation.
	Low	Met the minimal solicitation requirements but achieved NO participation.

Recommendation: Approval. The contractor is in compliance with the GFE specifications.

TABULATION OF BIDS

CITY OF PORTLAND
PROCUREMENT SERVICES

Project: Portland Police Bureau Training Complex
Bid Opening: 10/08/13

Bid Number: 115989 Bureau: OMF Estimate: \$ 4,500,000.00								
Bidder's Name	Lump Sum Bid Amount	Deductive Alt #1	Deductive Alt #2	Deductive Alt #3	Deductive Alt #4	Deductive Alt #5	Bid Surety	OCCB License Number
2KG Contractors, Inc.	\$ 5,400,000.00	\$ 40,000.00	\$ 30,000.00	\$ 20,000.00	\$ 60,000.00	\$ 290,000.00	Y	80251
Skanska USA Building, Inc.	\$ 5,685,650.00	\$ 41,000.00	\$ 30,000.00	\$ 13,000.00	\$ 58,000.00	\$ 395,000.00	Y	153980
In line Commercial Construction, Inc.	\$ 5,788,977.00	\$ 42,750.00	\$ 29,152.00	\$ 13,073.00	\$ 36,696.00	\$ 118,711.00	Y	51880
Skyward Construction, Inc.	\$ 5,846,756.00	\$ 65,000.00	\$ 26,000.00	\$ 25,000.00	\$ 29,542.00	\$ 242,000.00	Y	158289
Corp, Inc.	\$ 5,940,000.00	\$ 15,000.00	\$ 30,000.00	\$ 10,000.00	\$ 40,000.00	\$ 387,000.00	Y	120031
JWC Construction	\$ 6,050,000.00	\$ 15,000.00	\$ 18,000.00	\$ 14,500.00	\$ 48,100.00	\$ 236,000.00	Y	161682
LMC Construction	\$ 6,100,000.00	\$ 45,000.00	\$ 32,000.00	\$ 13,000.00	\$ 44,000.00	\$ 408,000.00	Y	161282
Triplett Wellman, Inc.	\$ 6,107,000.00	\$ 32,000.00	\$ 27,000.00	\$ 27,000.00	\$ 35,000.00	\$ 260,000.00	Y	43496
Payne Construction, Inc.	\$ 6,112,417.00	\$ 156,000.00	\$ 29,663.00	\$ 54,196.00	\$ 81,570.00	\$ 350,572.00	Y	38215
Precision Construction Company	\$ 6,200,000.00	\$ 3,500.00	\$ 28,522.00	\$ 18,749.00	\$ 60,000.00	\$ 222,933.00	Y	60684
Woodburn Construction Co.	\$ 6,315,000.00	\$ 84,000.00	\$ 28,000.00	\$ 28,000.00	\$ 47,000.00	\$ 380,000.00	Y	238

Buyer: Kathleen Brenes-Morua