



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Sam Adams, Mayor
Jack D. Graham, Chief Administrative Officer
Bryant Enge, Director, Bureau of Internal Business Services

Christine Moody
Chief Procurement Officer
Procurement Services

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Originals

CONSENT CALENDAR

May 9, 2012

TO THE COUNCIL:

The Chief Procurement Officer has advertised and received bids for Bid Number 114003 for the Columbia Boulevard Wastewater Treatment Plant Support Facility Project for the Bureau of Environmental Services, with a construction cost estimate of \$5,400,000.00. The Bureau of Environmental Services rated the level of confidence in the project estimate as Optimal.

Bids were opened on March 13, 2012, and four (4) bids were received. The low bid of Woodburn Construction Co. was deemed non-responsive for failure to submit all required bid forms; therefore the second low bidder, Skanska USA Building, Inc. was found responsive to the requirements of the solicitation and is in standing to be awarded this contract. It is recommended that the bid of Skanska USA Building, Inc. be accepted at the lump sum quoted in their bid for a total estimated amount of \$6,695,000.00.

The Bureau of Environmental Services along with Procurement Services, identified fifteen (15) Divisions of Work as potential M/W/ESB subcontracting opportunities for this project, resulting in \$5,067,893.00 awarded to subcontractors.

The Divisions of Work identified were:

Asphalt Paving	Drywall/Sheetrock	Electrical	Floor Coverings	Hauling Services (Trucking)
Irrigation	Landscaping	Painting/Wall papering	Plumbing	Roofing
Site Clean Up	Striping	Surveying	Tile/Terrazzo/ Marble Work	Window Coverings

In their bid Skanska USA Building, Inc. indicated their intent to self perform the following divisions of work:

Concrete Work

An Equal Opportunity Employer

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.

MWESB participation represents 25.7% or \$1,304,024.00 of the estimated subcontracting dollars:

- MBE - \$611,242.00 performing Drywall/Sheetrock, Glass Services, Insulation, Painting/Wallpapering, and Site Clean Up.
- WBE - \$692,782.00 performing Asphalt Paving, Hauling Services (Trucking), Rebar, Structural Steel (Install/Erect), Surveying, and Waterproofing.

Skanska USA Building, Inc. has a current City of Portland Business License and their EEO Certification is current through January 6, 2014. The company is located in Portland, Oregon, and is not a State Certified MWESB Contractor.

Skanska USA Building, Inc. is in Full Compliance with the Equal Benefits Program.

Funds are available for this project under Owner Cost Center E09023.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount be furnished by the Contractor.

It is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final contract amount be furnished by the Contractor before final payment is released.

The bid sureties of the remaining bidders should be returned immediately in compliance with Section 5.34.410D of the City Code.

Recommended by:





Christine Moody
Chief Procurement Officer

CM:kbm

BUREAU OF ENVIRONMENTAL SERVICES
MEMORANDUM
ENGINEERING SERVICES DIVISION

DATE: April 6, 2012

TO: Kathleen Brenes-Morua, Procurement Services

THROUGH: Mark Hutchinson, Construction Division Manager 
Susan Aldrich, CIP Manager 

FROM: Cary Gaynor, Construction Project Manager 
James Bowen, Design Project Manager 



RE: Bid No. 114003
Project No. E09023

SUBJECT: CBWTP Support Facility
Contract Award Recommendation

We have reviewed the bids for this project.

The proposal from Woodburn Construction Co. shows a bid amount of \$6,237,900.00, which is the apparent low bid. However, Woodburn Construction Co. decided to remove their bid from consideration by not turning in their low bidder paperwork.

The proposal from Skanska USA Building, Inc. shows a bid amount of \$6,695,000.00, which is 25.1% over the Engineer's Estimate of \$5,352,699.00 and is the current apparent low bid.

We therefore recommend that Procurement Services accept the proposal from Skanska USA Building, Inc., the apparent low bidder, as the lowest responsible bidder. This recommendation is subject to your evaluation of the bid packet for completeness and responsiveness.

Please contact me at 503-823-4967 if you have any questions.

cc: Scott Gibson
James Bowen
Cary Gaynor
Mike Lombardi
Janet Strahl
Bill Ryan
Dave Nunamaker
Jaime de la Garza
Neil Bruesch
Neil Choate
Const. File w/sup.docs

cc: Susan Wheaton
TRIM Folder 54.0

Attachment: Bid Tabs

GOOD FAITH EFFORT COMPLIANCE REPORT

B. Scott
3/20/12

Submission substantially complies with Good Faith Effort Requirements		YES NO
Reviewed by:	Brenda Scott	
Date:	3-20-12	

PROJECT INFORMATION

PROJECT NAME & BUREAU	CBWTP Support Facility (BES)
BID NUMBER	114003
PRE-BID DATE	2-15-12
BID OPEN DATE	3-13-12
BID AMOUNT	\$6,695,000
CONTRACTOR	Skanska USA Building

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	\$611,242	9.1%
WBE	\$692,782	10.3%
ESB	\$0	0%
Total M/W/ESB Participation	\$1,304,024	Total bid – 19.5% Subcontract percentage – 25.7%

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

TOTAL OF ALL SUBCONTRACTS (including non-certified firms)	TOTAL MBE & WBE SUBCONTRACTS	PERCENTAGE OF M/WBE SUBCONTRACTS
\$5,067,893	\$1,304,024	25.7%

GOOD FAITH DOCUMENTATION (24 HOURS AFTER BID OPENING)

	QUESTION	YES	NO	NOTES
1.	<i>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.</i>	X		
2.	<i>Did contractor explain why identified divisions of work (DOW) were not included for subcontracting? (See Form 1)</i>	X		Self-performing.
3.	<i>Were letters or faxes sent to all M/W/ESBs (in identified DOW's to be subcontracted) at the pre-bid meeting?(Form 2)</i>	X		
4.	<i>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)</i>	X		
5.	<i>Were M/W/ESB firms contacted at least seven (7) calendar days before the bid opening?(Form 2)</i>	X		
6.	<i>Is a copy of the letter or fax sent to potential M/W/ESB subs included in Good Faith documentation?</i>	X		
7.	<i>Did prime provide a completed M/W/ESB Contact/Bids Received Log (Form 2)?</i>	X		

GOOD FAITH EFFORT ANALYSIS

1.	Divisions of Work Identified by City: Asphalt Paving; Drywall/Sheetrock; Electrical; Floor Coverings; Hauling Services (Trucking); Irrigation; Landscaping; Painting/Wallpapering; Plumbing; Roofing; Site Cleanup; Striping; Surveying; Tile/Terrazzo/Marble Work; and Windowcoverings.
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 plus Missed Opportunities – Carpentry; Concrete Work; Excavating; Glass Services; HVAC; Insulation; Masonry; Metal Fabrication; Structural Steel (Install/Erect); and Waterproofing.
4.	Certified Subcontractors' name, Cert Type, and Subcontract amount used on the Project: Western Rebar (WBE Rebar - not a DOW) - \$155,150; Kodiak Pacific (WBE Asphalt Paving) - \$77,250; H&L Corporation (WBE Structural Steel (Install/Erect)); Pdx Glass (MBE Glass Services) - \$435,900; Art Cortez Construction (MBE Drywall/Sheetrock and Insulation) - \$166,000; Boanerges Group (MBE Painting/Wallpapering) - \$8,000; Mid Valley Waterproofing LLC (WBE Waterproofing) - \$24,300; Quality Janitorial Services NW (MBE Site Cleanup) - \$1,342; and Lauzon Contracting (WBE Survey(partial), Hauling Services (Trucking), and Site Cleanup(partial)) - \$394,000.
5.	Subcontractor names and subcontract amounts awarded to non-certified firms: LaRusso Concrete Co (Concrete Work partial) - \$117,095; Bell Installation (Doors/Frames/Hardware) - \$35,549; Burgeners Woodworking Inc (Carpentry/Countertops/Cabinets) - \$222,506; Thomas Kay Textiles Inc (Floorcoverings partial) - \$10,656; Rubensteins Contract Carpet LLC (Floor Coverings partial) - \$29,540; Bratton Masonry (Masonry) - \$233,017; GA Bovero Tile & Marble Inc (Floor Coverings and Tile/Terrazzo/Marble Work) - \$19,527; Floor Solutions LLC (Floor Coverings partial) - \$26,439; AZ Tech Signs (Building Signage) - \$155,397; Metro Access Controls (Gate Controls) - \$38,292; Iris Window Coverings (Windowcoverings) - \$51,335; Cobra Building Envelope Contractors (Solar Fence/Gates/Shading) - \$767,000; Building Maintenance Specialties (Misc Specialties) - \$61,030; B&T Striping & Curbing (Striping) - \$1,518; Pioneer Sheet Metal (Sheet Metal/Metal Panel) - \$276,000; McDonald & Wetle Inc (Roofing) - \$151,000; Piper Mechanical (HVAC partial) - \$523,520; Trane Oregon (HVAC partial) - \$118,000; North Valley Electric LLC (Electrical) - \$627,000; WB Wells & Associates (Survey partial); and Landscape Contractors Inc (Irrigation, Landscaping and Green Roof) - \$287,973.

6.	Divisions of Work retained by Prime: Concrete Work (partial);
7.	Bids received from certified firms (not used): Vancouver Paving (WBE Asphalt Paving) - \$90,895; O'Neill Electric (MBE Electrical) - \$725,486; Inland Electric (WBE Electrical) - \$997,886; Don Hines Trucking (WBE Hauling Services (Trucking)) - \$85/105hr; Green Art Landscape (MBE Irrigation) - \$270,092; Ramos Landscape (MBE Irrigation) - \$266,130; Cascadian Landscapes (ESB Landscaping) - \$209,350; Benchmark Coatings (WBE Painting/Wallpapering) - \$18,998; Dirt & Aggregate (MBE Site Cleanup) - \$536,810; Champion Parking Lot Maintenance Co (MBE Striping) - \$2,532; Lara's Construction (MBE Tile/Terrazzo/Marble Work) - \$23,000; and Superior Interiors (WBE Windowcoverings) - \$85,364.
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; they also solicited and used MWESB's in several Missed Opportunity 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). Corp Inc Construction - \$6,718,000 (Form 1); Emerick Construction - \$7,285,000 (Form 1); and Woodburn Construction Co - \$6,237,900 (Submitted but then withdrew all forms so were non-responsive).

Notes:

EEO Cert. Expires: 1/6/14
COP License No.: 674241
CCB License No.: 186536

Issues: None.

Clarifications (spoke to Mark Presleigh 3-21-12):

1. **Parker Fire Protection – they are listed under Plumbing? Not an issue as they solicited enough firms without counting them.**
2. **Integrity Windowcoverings – I can't locate them on the OMWESB website? Not an issue as they solicited enough firms without counting them.**
3. **What is Western Rebar doing? Only listed technical number 03 20 00; not an issue as Concrete Work not an identified DOW.**
 - a. They are providing the Rebar for the Concrete.
4. **What is LaRusso Concrete doing? Only listed technical number 32 16 13; not an issue as Concrete Work not an identified DOW.**
 - a. They are providing the Concrete Curbs, Gutters, etc.

1. Summary of Skanska USA Building's Good Faith Efforts:

DOW		Required M/W/ESB Contacts	# M/W/ESBs Contacted	# Bids Received	# Bids Used
91395	ASPHALT PAVING	5	6	2	1
91075	DRYWALL/SHEETROCK	6	6	1	1
91438	ELECTRICAL	5	6	2	0
91244	EXCAVATING	0	4	1	1
91444	FLOOR COVERINGS	5	5	0	0
91447	GLASS SERVICES	0	2	1	1
96239	HAULING SERVICES (TRUCKING)	7	7	2	1
91036	HVAC	0	1	0	0
91453	INSULATION	0	1	1	1
91227	IRRIGATION	5	5	2	0
98852	LANDSCAPING	5	6	1	0
91458	METAL FABRICATION	0	2	1	1
91461	PAINTING/WALLPAPERING	6	7	2	1
91468	PLUMBING	5	6	0	0
91473	ROOFING	6	6	0	0
90976	SITE CLEAN UP	5	5	3	2
91276	STRIPING	5	5	1	0
91479	STRUCTURAL STEEL (INSTALL/ERECT)	0	1	1	1
92586	SURVEYING	6	7	1	1
91483	TILE/TERRAZZO/MARBLE WORK	5	5	1	0
96894	WATERPROOFING	0	1	1	1
87090	WINDOWCOVERINGS	1(only 1 on web)	4	1	0
Total		77	98	25	13

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: CBWTP Support Facility
Bid Opening: 3/13/2012

Bid Number: 114003 Bureau: BES Estimate: \$5,500,000.00					
Bidder's Name	Lump Sum Bid Amount	Add Alt #1 Bench per Sheet No. L6.20. Reference Section 01 20 01	Add Alt #2 Replace decomposed granite paving. Reference Section 01 20 01	Bid Surety	OCCB License Number
Woodburn Construction Co.	\$6,237,900.00	\$13,900.00	\$900.00	Y	238
Skanska USA Building, Inc.	\$6,695,000.00	\$14,000.00	\$5,000.00	Y	153980
Corp Inc. Construction	\$6,718,000.00	\$16,000.00	(-)\$19,000.00	Y	190511
Emerick Construction Co.	\$7,285,000.00	\$30,000.00	\$6,500.00	Y	10723

Buyer: Kathleen Brenes-Morua

485

Agenda No.
REPORT NO.
 Title

Accept bid of Skanska USA Building, Inc. for the Columbia Boulevard Wastewater Treatment Plant Support Facility Project for \$6,695,000.00 (Procurement Report - Bid No. 114003)

<p>INTRODUCED BY Commissioner/Auditor: Mayor Sam Adams <i>K. Allmon</i></p> <p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Adams</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Leonard</p> <p>BUREAU APPROVAL</p> <p>Bureau: Procurement Services Bureau Head: Christine Moody <i>cm/ps</i></p> <p>Prepared by: Kathleen Brenes-Morua Date Prepared: May 2, 2012</p> <p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Council Meeting Date May 9, 2012</p> <p>City Attorney Approval</p>	<p style="text-align: right; color: blue;">MAY 03 2012</p> <p>CLERK USE: DATE FILED _____</p> <p><i>behalf of Mayor Adams</i></p> <p style="text-align: right;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN:</p> <p style="font-size: 1.2em; color: blue;">MAY 09 2012 ACCEPTED PREPARE CONTRACT</p>
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AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input checked="" type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/></p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Leonard	4. Leonard	✓	
Adams	Adams	✓	