



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE 1120 S.W. Fifth Avenue, Rm. 750

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

Christine Moody
Chief Procurement Officer
Procurement Services
Portland, Oregon 97204-1912
(503) 823-5047
FAX (503) 823-6865
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CONSENT CALENDAR

August 22, 2012

TO THE COUNCIL:

The Chief Procurement Officer has advertised and received bids for Bid Number 114623 for City of Portland Police Facilities Re-Roofing Project Rebid for the Bureau of Internal Business Services / Facilities Services, with a project construction estimate of \$1,800,000.00. The Bureau of Internal Business Services / Facilities Services rated the level of project estimate confidence as High.

Bids were opened on July 12, 2012, and four (4) bids were received. The low bid of Skyward Construction, Inc. was deemed responsive to the requirements of the solicitation. It is recommended that the bid of Skyward Construction, Inc. be accepted for a total lump sum amount of \$997,957.00 plus alternates one, two and three, for a total amount of \$1,058,307.00.

The Bureau of Internal Business Services / Facilities Services along with Procurement Services, identified five (5) Divisions of Work as potential M/W/ESB subcontracting opportunities for this project, resulting in \$807,235.00 awarded to subcontractors, none of which were certified M/W/ESB contractors.

The Divisions of Work identified were:

Demolition	Metal Fabrication	Painting/Wallpapering	Plumbing	Roofing
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After bids were received and Skyward Construction, Inc., was deemed responsive to the bid requirements, Good Faith Efforts outreach to M/W/ESB subcontractors was carried out. After extraordinary efforts by Skyward, M/W/ESB participation is now at 1.6 % or \$16,435.00 of the subcontracting dollars. Through the outreach efforts we learned that M/W/ESB firms that were solicited declined to bid stating they were too busy to take on extra work. The additional MWESB participation resulting from these efforts represents

- MBE - \$ 10,070.00 performing Scaffolding.
- WBE - \$ 6,365.00 performing Painting.

Skyward Construction, Inc. has a current City of Portland Business License and their EEO Certification is current through July 13, 2014. The company is located in Ridgefield, WA, and is not a State Certified M/W/ESB Contractor.

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.

Skyward Construction, Inc. is in Full Compliance with the Equal Benefits Program.

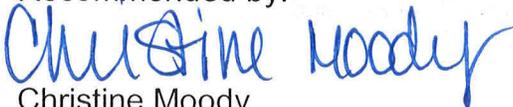
Funds are available for this project under Owner Cost Centers 9MFFA0000536, 9MFFA0000575, and 9MFFA0000574.

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:jab



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Sam Adams, Mayor
Jack D. Graham, Chief Administrative Officer
1120 SW Fifth Ave., Suite 1250
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MEMORANDUM

DATE: July 17, 2012

TO: Jeff Blade, Procurement

FROM: Dale Cook *D Cook*

SUBJECT: Bid #114623
City of Portland Police Facilities Re-Roofing Project

The bids have been reviewed by OMF/BIBS/Facilities Services and it is recommended that a contract with Alternates #1, #2, and #3 be entered into with **Skyward Construction** for **\$1,058,307** as the bidder submitting the lowest, responsive, responsible bid.

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**GOOD FAITH EFFORT
COMPLIANCE REPORT**

[Handwritten Signature]


Submission substantially complies with Good Faith Effort Requirements		YES	NO
Reviewed by:	Brenda Scott		
Date:	7-17-12		

PROJECT INFORMATION

PROJECT NAME & BUREAU	City of Portland Police Re-Roofing Rebid (FAC)
BID NUMBER	114623
PRE-BID DATE	7-2-12
BID OPEN DATE	7-12-12
BID AMOUNT	\$997,957
CONTRACTOR	Skyward Construction 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	\$0	0%
WBE	\$0	0%
ESB	\$0	0%
Total M/W/ESB Participation	\$0	Total bid – 0% Subcontract percentage – 0%

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

TOTAL OF ALL SUBCONTRACTS (including non-certified firms)	TOTAL MBE & WBE SUBCONTRACTS	PERCENTAGE OF M/WBE SUBCONTRACTS
\$807,235	\$0	0%

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		
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.	<i>Divisions of Work Identified by City: Demolition; Metal Fabrication; Painting/Wallpapering; Plumbing; and Roofing.</i>
2.	<i>Rationale for non-utilization of subcontractors for suggested Divisions of Work: Self-performing.</i>
3.	<i>All Divisions of Work to be used on this project: Same as #1, plus Missed Opportunities – Carpentry; Drywall/Sheetrock; and Glass Services.</i>
4.	<i>Certified Subcontractors' name, Cert Type, and Subcontract amount used on the Project: None.</i>
5.	<i>Subcontractor names and subcontract amounts awarded to non-certified firms: McDonald & Wetle Inc - \$577,600 (Roofing); RCI Architectural Sheet Metal - \$206,635 (Metal Fabrication); Dallas Glass – \$13,000 (Glass Services); and Triton Plumbing & Mechanical LLC - \$10,000 (Plumbing).</i>
6.	<i>Divisions of Work retained by Prime: Demolition; Painting/Wallpapering; and Missed Opportunities – Carpentry and Drywall/Sheetrock.</i>
7.	<i>Bids received from certified firms (not used): B & K Sheetmetal (ESB) - \$262,400; Plumbing Concepts (MBE) - \$20,245; and Reliant Plumbing (MBE) - \$29,100.</i>
8.	<i>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.</i>
9.	<i>Any special Good Faith Efforts undertaken by the Prime Contractor? Yes, prime contacted more than the required number of MWESB's in all DOW's.</i>
10.	<i>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). Anderson Roofing - \$1,183,200 (Form 1); Pacific Tech Construction - \$1,697,200 (Form 1); and First Cascade Corporation - \$1,165,733 (Form 1).</i>

Notes:

EEO Cert. Expires: 07/13/14
COP License No.: 670315
CCB License No.: 158289

Issues: None.

Clarifications: (Spoke to John Hergenhan @ Skyward 7-17-12)

1. Form 1 - They didn't list the DOW's for each of the 4 subcontractors. This is considered a clerical error as I found two of the subs listed on the State First Tier which had the type of work listed. Also the other 2 subs have their type of work in their name, Dallas Glass and Triton Plumbing & Mechanical LLC.
 - a. I explained that in future the DOW column should be completed while John verified the above.
2. Prebid sheet / Form 2 - General Sheetmetal was listed on the prebid sheet but not contacted. Skyward listed them on the Form 2 and crossed them out saying 'Prime'. I contacted Louise Tamiesie who verified that General Sheetmetal had contacted her the day after the 7-2-12 prebid and said that they had made an error and intended to bid as a prime, and were prequalified, but did not bid.
3. Form 1 – RCI Architectural Sheet Metal has \$210,000 on the Form 1 but \$206,635 on the State 1st Tier form.
 - a. John stated the correct amount was \$206,635.

Summary of Skyward Construction Inc Good Faith Efforts:

DOW		Required M/W/ESB Contacts	# M/W/ESBs Contacted	# Bids Received	# Bids Used
91458	METAL FABRICATION	5	8	1	0
91468	PLUMBING	5	9	2	0
91473	ROOFING	5	9	0	0
Total		15	26	3	0

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.

Bid Tabulation

Bid 114623

City of Portland Police Facilities Re-Roofing Project Rebid

Date Bid Opened: July 12, 2012

Project Manager: Dale Cook

Engineers Estimate: \$1,800,000.00

	Skyward Construction	Anderson Roofing Co, Inc	First Cascade Corporation	Pacific Tech Construction
Lump Sum Base Bid:	\$997,957.00	\$1,183,200.00	\$1,165,733.00	\$1,697,200.00
Add Alternates				
Add Alternate #1: Include fall protection at ridgeline of St. John's Police Training Division Building.				
Lump Sum:	\$47,000.00	\$37,400.00	\$41,134.00	\$36,000.00
Add Alternate #2: Include access ladder in cupola of the St. John's Police Training Division Building.				
Lump Sum:	\$6,750.00	\$8,300.00	\$17,730.00	\$3,500.00
Add Alternate #3: Include preparation and painting of the existing decorative metal roof edge moulding at the roof eaves and the pediment trim at the St. John's Police Training Division Building.				
Lump Sum:	\$6,600.00	\$93,600.00	\$5,666.00	\$23,200.00
Unit Pricing				
UNIT PRICING No.1: Removal of unsatisfactory deteriorated wood roof 2 x 6 T&G decking and disposal off site and replacement with satisfactory material, as approved.				
Price per square foot:	\$1,728.00	\$12.00	\$40.00	\$7.50
UNIT PRICING No.2: Removal of unsatisfactory deteriorated wood roof 1 x 4 T&G deck and disposal off site and replacement with satisfactory material, as approved.				
Price per cubic yard:	\$155.00	\$10.60	\$30.00	\$6.50
UNIT PRICING No.3: Removal of unsatisfactory deteriorated wood roof sheathing plywood and disposal off site and replacement with satisfactory material, as approved.				
Price per cubic yard:	\$175.00	\$100.00	\$50.00	\$4.50
UNIT PRICING No.4: Skylight blocking and interior painting of new blocking.				
Price per skylight:	\$288.00	\$500.00	\$1,500.00	\$1,500.00
UNIT PRICING No.5: Asbestos remediation.				
Price per square foot:	\$750.00	\$13.33	\$40.00	\$7.50
OCCB License:	158289	293	63946	101641
Bid Bond:	Yes	Yes	Yes	Yes

Agenda No.
REPORT NO.
Title

Accept bid of Skyward Construction, Inc. for the City of Portland Police Facilities Re-Roofing Project
Rebid for \$1,058,307.00 (Procurement Report – Bid No. 114623)

<p>INTRODUCED BY Commissioner/Auditor: Mayor Sam Adams</p> <p><i>V. Allmann on behalf of Mayor Adams</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</i></p> <p>Prepared by: Jeff Blade Date Prepared: August 16, 2012</p> <p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Council Meeting Date August 22, 2012</p> <p>City Attorney Approval</p>	<p>CLERK USE: DATE FILED <u>AUG 17 2012</u></p> <p>LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN: AUG 22 2012 ACCEPTED PREPARE CONTRACT</p>
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AGENDA

TIME CERTAIN
Start time: _____

Total amount of time needed: _____
(for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: _____
(for presentation, testimony and discussion)

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	✓	