



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

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

Christine Moody
Chief Procurement Officer
Procurement Services
1120 S.W. Fifth Avenue, Rm. 750
Portland, Oregon 97204-1912
(503) 823-5047
FAX (503) 823-6865
TTY (503) 823-6868

originals

CONSENT CALENDAR

June 19, 2013

TO THE COUNCIL:

The Chief Procurement Officer has advertised and received bids for Bid Number 115480 for the Portland Building Generator Infrastructure Upgrade for the Bureau of Internal Business Services, Facilities Services, with a project construction estimate of \$570,000.00. The Bureau of Internal Business Services, Facilities Services, rated the level of project estimate confidence as Optimal.

Bids were opened on May 2, 2013, and two (2) bids were received. The low bid of Cedar Mill Construction Company, LLC, was deemed responsive to the requirements of the solicitation. It is recommended that the bid of Cedar Mill Construction Company, LLC be accepted at the lump sum quoted in their bid for a total amount of \$639,500.00.00.

The Bureau of Internal Business Services, Facilities Services, along with Procurement Services, identified Nine (9) Divisions of Work as potential M/W/ESB subcontracting opportunities for this project, resulting in \$488,392.00 awarded to subcontractors.

The Divisions of Work identified were:

Concrete Work	Drywall/Sheetrock	Electrical	Excavating	Floor Coverings
HVAC	Masonry	Painting/Wallpapering	Plumbing	

In their bid Cedar Mill Construction Company, LLC, indicated their intent to self perform the following divisions of work:

Concrete Work	Drywall/Sheetrock	Painting/Wallpapering		
---------------	-------------------	-----------------------	--	--

Cedar Mill Construction Company exceeded the requirements of the Good Faith Effort Program by contacting forty four (44) M/W/ESB firms for subcontracting opportunities. Through these efforts two (2) bids were received resulting in one (1) opportunity to perform fencing with a Women Owned Business Enterprise (WBE) in the amount of \$2,354.00. MWESB participation represents 0.04% on this project.

Cedar Mill Construction Company, LLC has a current City of Portland Business Tax Registration and their EEO Certification is current through May 23, 2014. The company is

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.

located in Tualatin, OR, and is not a State Certified M/W/ESB Contractor.

Cedar Mill Construction Company, LLC is in Full Compliance with the Equal Benefits Program.

Funds are available for this project under Owner Cost Center 9MFFA0000600.

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

TABULATION OF BIDS

CITY OF PORTLAND
PROCUREMENT SERVICES

Project: Portland Building Generator Infrastructure Upgrade
Bid Opening: 05/02/13

Bid Number: 115480 Bureau: OMF/BIBS/Facilities Estimate: \$ 570,000.00				
Bidder's Name	Lump Sum Bid Amount	Add Alt	Bid Surety	OCCB License Number
Cedar Mill Construction	\$ 639,500.00	NA	Y	131345
Wildish Building Co.	\$ 810,000.00	NA	Y	34429
	\$	\$	Y	
	\$	\$	Y	
	\$	\$	Y	
	\$	\$	Y	

Buyer: Kathleen Brenes-Morua



CITY OF PORTLAND
OFFICE OF MANAGEMENT AND FINANCE
Charlie Hales, Mayor
Jack D. Graham, Chief Administrative Officer
Bryant Enge, Director, Bureau of Internal Business Services

Robert F. Kieta, Manager
Facilities Services
1120 S.W. Fifth Avenue, Rm. 1204
Portland, Oregon 97204-1912
(503) 823-5288
FAX (503) 823-6924
TTY (503) 823-6868

MEMORANDUM

DATE: May 6, 2013

TO: Jeff Blade – Sr. Procurement Specialist

FROM: Ed Newvine, PE, OMF Facilities

SUBJECT: Portland Building Generator Infrastructure Upgrade
Bid Number 115480

The bids have been reviewed by OMF/Facilities Services and it is recommended that a contract be entered into with Cedar Mill Construction., as the bidder submitting the lowest, responsive, responsible bid.

cc: Diane Seaton

GOOD FAITH EFFORT COMPLIANCE REPORT

Submission substantially complies with Good Faith Effort Requirements ayp YES NO	
Reviewed by:	Angela Y. Pack
Date:	5/9/13

PROJECT INFORMATION

PROJECT NAME & BUREAU	Portland Building Generator Infrastructure Upgrade(FAC)
BID NUMBER	115480
PRE-BID DATE	4/16/13
BID OPEN DATE	5/2/13
BID AMOUNT	\$639,500
CONTRACTOR	Cedar Mill Construction

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	\$2, 354	0.04%
ESB	\$0	0%
Total M/W/ESB Participation	\$2,354	Total bid – 0.04% Subcontract percentage – 0.05%

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

TOTAL OF ALL SUBCONTRACTS (including non-certified firms)	TOTAL MBE & WBE SUBCONTRACTS	PERCENTAGE OF M/WBE SUBCONTRACTS
\$488,392	\$2,354	0.05%

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.	Divisions of Work Identified by City: Concrete Work; Drywall/Sheetrock; Electrical; Excavating; Floor Covering; HVAC; Masonry; Painting/Wallpapering and Plumbing.
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 opportunity in Demolition and Fencing.
4.	Certified Subcontractors' name, Cert Type, and Subcontract amount used on the Project: McDermott Fence (WBE)(Fence; missed opportunity) - \$2,354.
5.	Subcontractor names and subcontract amounts awarded to non-certified firms. EC Electric (Electrical) - \$284,112; Magnum Masonry (Masonry) - \$7,000; D&R Masonry (Waterproof/Floor Covering) - \$4,725; Sound Fire Protection (Fire Suppression) - \$6,873; A-Line Concrete Cutting (Demo/Excavation) - \$8,405; CK Industries (Partial HVAC) - \$59,689 and Lynch Mechanical (Plumbing/Partial HVAC) - \$115,234.
6.	Divisions of Work retained by Prime: Concrete Work; Drywall/Sheetrock and Painting/Wallpapering.
7.	Bids received from certified firms (not used): Power Systems Plus (ESB)(Electrical) - \$14,458.56
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 required in some DOW's including Demolition and Fencing missed opportunities.

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) Wildish Building Co. - \$810,000 (1 st Tier & Form 1 Submitted).
-----	--

Notes:

EEO Cert. Expires: 5/23/14
COP License No.: 645154
CCB License No.: 131345

Issues: None.

Clarifications: None.

Summary of Cedar Mill Construction Company, LLC, Good Faith Efforts:

DOW		Required M/W/ESB Contacts	# M/W/ESBs Contacted	# Bids Received	# Bids Used
91240	DEMOLITION	5	5	0	0
91438	ELECTRICAL	5	8	1	0
91244	EXCAVATING	5	5	0	0
98815	FENCING	5	6	1	1
91444	FLOOR COVERINGS	5	5	0	0
91036	HVAC	5	5	0	0
91455	MASONRY	5	5	0	0
91468	PLUMBING	5	5	0	0
Total		40	44	2	1

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: Approved. The contractor was found in compliance with the GFE specifications.

Agenda No.
REPORT NO.
 Title

Accept bid of Cedar Mill Construction Company, LLC for the Portland Building Generator Infrastructure Upgrade in the amount of \$639,500.00. (Procurement Report - Bid No. 115480)

<p>INTRODUCED BY Commissioner/Auditor: Mayor Charlie Hales</p>	<p>CLERK USE: DATE FILED <u>JUN 14 2013</u></p>
<p>COMMISSIONER APPROVAL</p> <p><i>[Signature]</i> Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">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; font-weight: bold;">JUN 19 2013 ACCEPTED PREPARE CONTRACT</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Procurement Services Bureau Head: Christine Moody <i>CM</i></p>	
<p>Prepared by: Jeff Blade Date Prepared: 5/22/2013</p>	
<p>Financial Impact & Public Involvement Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Council Meeting Date June 19, 2013</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	

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. Novick	4. Novick	✓	
Hales	Hales	✓	