



# 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 *MH*  
Susan Aldrich, CIP Manager *SA*

**FROM:** Cary Gaynor, Construction Project Manager *CG*  
James Bowen, Design Project Manager *JB*



**RE:** Bid No. 114003  
Project No. E09023

**SUBJECT:** CBWTP Support Facility  
Contract Award Recommendation

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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.S. \$58M*

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

**PROJECT INFORMATION**

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

**AT BID SUBMISSION**

QUESTION	YES	NO
<i>Did contractor submit the GFE Form 1 (Subcontractor and Self-Perform Work List)?</i>	<b>x</b>	

**M/W/ESB PARTICIPATION – Total Bid**

PARTICIPATION TYPE	TOTAL \$	PERCENTAGE OF TOTAL BID AMOUNT
<b>MBE</b>	<b>\$611,242</b>	<b>9.1%</b>
<b>WBE</b>	<b>\$692,782</b>	<b>10.3%</b>
<b>ESB</b>	<b>\$0</b>	<b>0%</b>
<b>Total M/W/ESB Participation</b>	<b>\$1,304,024</b>	<b>Total bid – 19.5% Subcontract percentage – 25.7%</b>

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

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

**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>	<b>X</b>		
2.	<i>Did contractor explain why identified divisions of work (DOW) were not included for subcontracting? (See Form 1)</i>	<b>X</b>		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>	<b>X</b>		
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>	<b>X</b>		
5.	<i>Were M/W/ESB firms contacted at least seven (7) calendar days before the bid opening?(Form 2)</i>	<b>X</b>		
6.	<i>Is a copy of the letter or fax sent to potential M/W/ESB subs included in Good Faith documentation?</i>	<b>X</b>		
7.	<i>Did prime provide a completed M/W/ESB Contact/Bids Received Log (Form 2)?</i>	<b>X</b>		

**GOOD FAITH EFFORT ANALYSIS**

1.	<b>Divisions of Work Identified by City:</b> 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.	<b>Rationale for non-utilization of subcontractors for suggested Divisions of Work:</b> Self-performing.
3.	<b>All Divisions of Work to be used on this project:</b> Same as #1 plus Missed Opportunities – Carpentry; Concrete Work; Excavating; Glass Services; HVAC; Insulation; Masonry; Metal Fabrication; Structural Steel (Install/Erect); and Waterproofing.
4.	<b>Certified Subcontractors' name, Cert Type, and Subcontract amount used on the Project:</b> 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.	<b>Subcontractor names and subcontract amounts awarded to non-certified firms:</b> 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.	<b>Divisions of Work retained by Prime:</b> Concrete Work (partial);
7.	<b>Bids received from certified firms (not used):</b> 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.	<b>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?</b> No.
9.	<b>Any special Good Faith Efforts undertaken by the Prime Contractor?</b> 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.	<b>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).</b> 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
<b>Total</b>		<b>77</b>	<b>98</b>	<b>25</b>	<b>13</b>

**Level of Effort:**

	<b>High</b>	Met the aspirational goal.
<b>x</b>	<b>Moderate</b>	Exceeded the solicitation requirements and/or achieved some participation.
	<b>Low</b>	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**

<b>Bid Number: 114003</b> <b>Bureau: BES</b> <b>Estimate: \$5,500,000.00</b>					
<b>Bidder's Name</b>	<b>Lump Sum Bid Amount</b>	<b>Add Alt #1</b> Bench per Sheet No. L6.20. Reference Section 01 20 01	<b>Add Alt #2</b> Replace decomposed granite paving. Reference Section 01 20 01	<b>Bid Surety</b>	<b>OCCB License Number</b>
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

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 style="text-align: center;"><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Sam Adams</b></p> <p><i>K. Williams</i> on behalf of Mayor Adams</p> <p style="text-align: center;"><b>COMMISSIONER APPROVAL</b></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 style="text-align: center;"><b>BUREAU APPROVAL</b></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 &amp; Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Council Meeting Date <b>May 9, 2012</b></p> <p><b>City Attorney Approval</b></p>	<p style="text-align: right;">MAY 03 2012</p> <p>CLERK USE: DATE FILED _____</p> <p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p><b>ACTION TAKEN:</b></p> <p style="text-align: center;">MAY 09 2012 <b>ACCEPTED</b> 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	✓	