



# CITY OF PORTLAND

## OFFICE OF MANAGEMENT AND FINANCE

Sam Adams, Mayor  
Kenneth L. Rust, Chief Administrative Officer  
Jeffrey B. Baer, 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  
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### REGULAR CALENDAR

April 28, 2010

#### TO THE COUNCIL:

The Chief Procurement Officer has advertised and received bids for Bid Number 111349 for Union Station Facility Improvements Phase II for the Bureau of OMF/Internal Business Services/Facility Services with a project construction estimate of \$ 6,696,806.00. The Bureau of OMF / Internal Business Services / Facility Services rated the level of project estimate confidence as Optimal.

Bids were opened on April 8, 2010, and five (5) bids were received. The low bid of P. & C. Construction Company was deemed responsive to the requirements of the solicitation. It is recommended that the bid of P. & C. Construction Company be accepted at the lump sum quoted in their bid for a total amount of \$ 4,300,500.00.

On September 7, 2005, Council approved Ordinance #179568, which authorized an intergovernmental agreement with the Oregon Department of Transportation (ODOT) to allow the City to participate in the Local Public Agency Certification Program. ODOT's Local Agency Certification (LAC) program allows ODOT to delegate authority to the City to administer City Federal-Aid Transportation projects and under that program to become a certified local agency. This project is one of the projects that will be reviewed and audited by ODOT for compliance with the City-ODOT requirements.

Part of the agreement is that ODOT shall administer on behalf of the City the project's Disadvantaged Business Enterprises (DBE) program, Equal Employment Opportunity (EEO) program, and the On-The-Job Training (OJT) program.

ODOT establishes the minimum DBE goal for each Federal-Aid project. The criteria used in assigning project goals includes, project location, size, duration, dollar value and the availability of DBE firms that can perform identified subcontracting opportunities. This project has a 3% DBE goal. None of the bids submitted met the 3% DBE goal, and after review by the Civil Rights Office at ODOT, it was determined by ODOT that P. & C. Construction Company had met the good faith effort outreach requirement, and has thus met the DBE requirement for award of the contract.

P. & C. Construction Company has a current City of Portland Business License and their EEO Certification is current through October 31, 2010. The company is located in Gresham, Oregon, and is not a State Certified M/W/ESB Contractor.

P. & C. Construction Company is in Full Compliance with the Equal Benefits Program.

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*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.*

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This project is being funded by grants provided by the Federal American Recovery and Reinvestment Act (ARRA) through an ODOT Transportation Enhancement program in an amount of \$2,609,000, \$400,000 from the Facilities Services Fund, and by a commitment by PDC to cover the remainder of the costs. The funds provided by PDC are included in the adopted PDC FY 2010-11 budget. The Facilities funds will come out of the Union Station major maintenance account, which is part of the Facilities Services Fund ending fund balance, for FY 2009-12 Budget under Owner Cost Center MFOP000042.

The project will be complete, and funds spent, by December 2011. The majority of the funds (approximately 80%) will be spent in FY 2010-11.

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.

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:mp



**CITY OF PORTLAND**  
OFFICE OF MANAGEMENT AND FINANCE

Sam Adams, Mayor  
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Jeffrey B. Baer, Director, Bureau of Internal Business Services

John Acker, Manager  
Business Operations, Facilities Services  
1120 S.W. Fifth Avenue, Rm. 1204  
Portland, Oregon 97204-1912  
(503) 823-5288  
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TTY (503) 823-6868

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**MEMORANDUM**

**DATE:** April 13, 2010  
**TO:** Michael Perrie, Procurement Services  
**FROM:** Marina Cresswell, Project Manager, Facilities Services *MCC*  
**RE:** Award recommendation for Union Station Facility Improvements Phase II, Bid # 111349

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I have reviewed the bids for Union Station Facility Improvements Phase II, Bid # 111349, and recommend that the contract be awarded to P&C Construction Company. The contract should be for the Alternate B bid option, for a total contract amount of \$4,300,500.

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Bid No: 111349  
Project Name: UNION STATION FACILITY IMPROVEMENTS REMODEL  
Date Bid Opened: 4/8/2010  
Project Manager: Marina Cresswell  
Engineers Estimate: \$6,700,000.00

Alternate A

Item No	Description	Est. Quant	SKU	P&C CONSTRUCTION CO		LCG PENCE CONSTRUCTION LLC		SKYWARD CONSTRUCTION INC		EMERICK CONSTRUCTION CO		BREMIX CONSTRUCTION INC	
				Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1	Phase II Mobilization	1	LS	\$50,000.00	\$50,000.00	\$115,000.00	\$115,000.00	\$44,820.00	\$44,820.00	\$280,273.00	\$280,273.00	\$379,037.00	\$379,037.00
2	Phase II Temporary Facilities and Controls	1	LS	\$115,000.00	\$115,000.00	\$179,000.00	\$179,000.00	\$50,237.00	\$50,237.00	\$50,005.00	\$50,005.00	\$10,170.00	\$10,170.00
3	Phase II Selective Demolition and Salvage	1	LS	\$41,500.00	\$41,500.00	\$46,000.00	\$46,000.00	\$29,700.00	\$29,700.00	\$250,273.00	\$250,273.00	\$10,692.00	\$10,692.00
4	Phase II Rough Carpentry	1	LS	\$205,000.00	\$205,000.00	\$108,700.00	\$108,700.00	\$305,000.00	\$305,000.00	\$280,273.00	\$280,273.00	\$143,973.00	\$143,973.00
5	Phase II Building Insulation	1	LS	\$2,000.00	\$2,000.00	\$2,530.00	\$2,530.00	\$22,410.00	\$22,410.00	\$10,164.00	\$10,164.00	\$5,930.00	\$5,930.00
6	Phase II Metal Roof Tiles	1	LS	\$340,000.00	\$340,000.00	\$650,000.00	\$650,000.00	\$602,400.00	\$602,400.00	\$10,164.00	\$10,164.00	\$435,000.00	\$435,000.00
7	Phase II Flashing and Sheet Metal	1	LS	\$170,000.00	\$170,000.00	\$270,000.00	\$270,000.00	\$10,164.00	\$10,164.00	\$10,164.00	\$10,164.00	Included in #6	
8	Phase II Standing Seam Metal Roof	1	LS	\$60,000.00	\$60,000.00	\$71,000.00	\$71,000.00	\$10,164.00	\$10,164.00	\$10,164.00	\$10,164.00	Included in #6	
9	Phase II Roof Accessories	1	LS	\$5,000.00	\$5,000.00	\$32,000.00	\$32,000.00	\$2,100.00	\$2,100.00	\$10,164.00	\$10,164.00	\$10,432.00	\$10,432.00
10	Phase II Joint Sealants	1	LS	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$5,320.00	\$5,320.00	\$50,005.00	\$50,005.00	\$7,230.00	\$7,230.00
11	Phase II Operation and Maintenance of Skylights	1	LS	\$115,000.00	\$115,000.00	\$75,000.00	\$75,000.00	\$200,504.00	\$200,504.00	\$28,027.00	\$28,027.00	\$194,229.00	\$194,229.00
12	Phase II Pyramidal Metal Framed Skylights	1	LS	\$150,000.00	\$150,000.00	\$84,000.00	\$84,000.00	\$107,093.00	\$107,093.00	\$112,109.00	\$112,109.00	\$142,364.00	\$142,364.00
13	Phase IIb Mobilization	1	LS	\$110,000.00	\$110,000.00	\$145,000.00	\$145,000.00	\$147,140.00	\$147,140.00	\$14,014.00	\$14,014.00	\$884,419.00	\$884,419.00
14	Phase IIb Temporary Facilities and Controls	1	LS	\$75,000.00	\$75,000.00	\$58,000.00	\$58,000.00	\$125,070.00	\$125,070.00	\$50,005.00	\$50,005.00	\$23,730.00	\$23,730.00
15	Phase IIb Selective Demolition and Salvage	1	LS	\$90,000.00	\$90,000.00	\$50,000.00	\$50,000.00	\$83,300.00	\$83,300.00	\$50,005.00	\$50,005.00	\$24,948.00	\$24,948.00
16	Phase IIb Concrete	1	LS	\$230,000.00	\$230,000.00	\$55,000.00	\$55,000.00	\$259,657.00	\$259,657.00	\$50,005.00	\$50,005.00	\$333,847.00	\$333,847.00
17	Phase IIb Exterior Masonry	1	LS	\$125,000.00	\$125,000.00	\$252,500.00	\$252,500.00	\$43,665.00	\$43,665.00	\$112,109.00	\$112,109.00	\$120,720.00	\$120,720.00
18	Phase IIb Structural Steel Framing	1	LS	\$90,000.00	\$90,000.00	\$44,000.00	\$44,000.00	\$22,983.00	\$22,983.00	\$108,164.00	\$108,164.00	\$113,644.00	\$113,644.00
19	Phase IIb Rough Carpentry	1	LS	\$365,000.00	\$365,000.00	\$349,000.00	\$349,000.00	\$595,000.00	\$595,000.00	\$224,218.00	\$224,218.00	\$335,938.00	\$335,938.00
20	Phase IIb Building Insulation	1	LS	\$18,000.00	\$18,000.00	\$18,400.00	\$18,400.00	\$38,093.00	\$38,093.00	\$224,218.00	\$224,218.00	\$13,836.00	\$13,836.00
21	Phase IIb Metal Roof Tiles	1	LS	\$650,000.00	\$650,000.00	\$130,000.00	\$130,000.00	\$689,305.00	\$689,305.00	\$546,532.00	\$546,532.00	\$1,015,000.00	\$1,015,000.00
22	Phase IIb EPDM Roofing	1	LS	\$28,000.00	\$28,000.00	\$33,000.00	\$33,000.00	\$34,080.00	\$34,080.00	\$112,109.00	\$112,109.00	Included in #21	
23	Phase IIb Flashing and Sheet Metal	1	LS	\$60,000.00	\$60,000.00	\$32,000.00	\$32,000.00	\$67,894.00	\$67,894.00	\$108,164.00	\$108,164.00	Included in #21	
24	Phase IIb Standing Seam Metal Roof	1	LS	\$76,000.00	\$76,000.00	\$43,000.00	\$43,000.00	\$57,254.00	\$57,254.00	\$112,109.00	\$112,109.00	Included in #21	
25	Phase IIb Roof Accessories	1	LS	\$6,000.00	\$6,000.00	\$25,400.00	\$25,400.00	\$5,538.00	\$5,538.00	\$50,005.00	\$50,005.00	\$24,341.00	\$24,341.00
26	Phase IIb Joint Sealants	1	LS	\$20,000.00	\$20,000.00	\$14,900.00	\$14,900.00	\$19,170.00	\$19,170.00	\$112,109.00	\$112,109.00	\$16,870.00	\$16,870.00
27	Phase IIb Wood and Metal Doors	1	LS	\$310,000.00	\$310,000.00	\$453,000.00	\$453,000.00	\$483,757.00	\$483,757.00	\$108,164.00	\$108,164.00	\$487,280.00	\$487,280.00
28	Phase IIb Wood Windows	1	LS	\$690,000.00	\$690,000.00	\$606,000.00	\$606,000.00	\$648,447.00	\$648,447.00	\$1,005,037.00	\$1,005,037.00	\$614,222.00	\$614,222.00
29	Phase IIb Finish	1	LS	\$175,000.00	\$175,000.00	\$107,700.00	\$107,700.00	\$100,074.00	\$100,074.00	\$469,273.00	\$469,273.00	\$214,603.00	\$214,603.00
Total					\$4,277,500.00		\$4,859,000.00		\$4,943,560.00		\$5,424,655.00		\$5,562,455.00

Bid No: 111349  
Project Name: UNION STATION FACILITY IMPROVEMENTS REMODEL  
Date Bid Opened: 4/8/2010  
Project Manager: Marina Cresswell  
Engineers Estimate: \$6,700,000.00

Alternate B

Item No	Description	Est. Quant	SKU	P&C CONSTRUCTION COMPANY		LCG PENCE CONSTRUCTION LLC		SKYWARD CONSTRUCTION INC		EMERICK CONSTRUCTION CO		BREMIK CONSTRUCTION INC	
				Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended	Unit Price	Extended
1	Phase II Mobilization Phase II Temporary Facilities and	1	LS	\$50,000.00	\$50,000.00	\$115,000.00	\$115,000.00	\$64,826.00	\$64,826.00	\$289,273.00	\$289,273.00	\$379,037.00	\$379,037.00
2	Controls Phase II Selective Demolition and	1	LS	\$115,000.00	\$115,000.00	\$175,000.00	\$175,000.00	\$59,232.00	\$59,232.00	\$56,055.00	\$56,055.00	\$10,170.00	\$10,170.00
3	Salvage	1	LS	\$11,500.00	\$11,500.00	\$45,000.00	\$45,000.00	\$49,795.00	\$49,795.00	\$289,273.00	\$289,273.00	\$15,692.00	\$15,692.00
4	Phase II Rough Carpentry	1	LS	\$200,000.00	\$200,000.00	\$417,000.00	\$417,000.00	\$398,000.00	\$398,000.00	\$289,273.00	\$289,273.00	\$152,073.00	\$152,073.00
5	Phase II Building Insulation	1	LS	\$1,000.00	\$1,000.00	\$2,900.00	\$2,900.00	\$22,415.00	\$22,415.00	\$168,164.00	\$168,164.00	\$5,930.00	\$5,930.00
6	Phase II Metal Roof Tiles	1	LS	\$340,000.00	\$340,000.00	\$850,000.00	\$850,000.00	\$452,455.00	\$452,455.00	\$504,451.00	\$504,451.00	\$135,000.00	\$135,000.00
7	Phase II Flashing and Sheet Metal	1	LS	\$170,000.00	\$170,000.00	\$250,000.00	\$250,000.00	\$175,114.00	\$175,114.00	\$168,164.00	\$168,164.00	\$2,000.00	\$2,000.00
8	Phase II Standing Seam Metal Roof	1	LS	\$60,000.00	\$60,000.00	\$77,000.00	\$77,000.00	\$46,306.00	\$46,306.00	\$127,551.00	\$127,551.00	\$18,000.00	\$18,000.00
9	Phase II Roof Accessories	1	LS	\$5,000.00	\$5,000.00	\$9,000.00	\$9,000.00	\$17,100.00	\$17,100.00	\$28,027.00	\$28,027.00	\$10,432.00	\$10,432.00
10	Phase II Joint Sealants	1	LS	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$9,520.00	\$9,520.00	\$56,055.00	\$56,055.00	\$10,730.00	\$10,730.00
11	Phase II Operation and Maintenance of Skylights	1	LS	\$115,000.00	\$115,000.00	\$79,000.00	\$79,000.00	\$397,454.00	\$397,454.00	\$28,027.00	\$28,027.00	\$194,229.00	\$194,229.00
12	Skylights Phase II Pyramidal Metal Framed	1	LS	\$150,000.00	\$150,000.00	\$64,000.00	\$64,000.00	\$147,593.00	\$147,593.00	\$112,109.00	\$112,109.00	\$142,364.00	\$142,364.00
13	Phase IIb Mobilization Phase IIb Temporary Facilities and	1	LS	\$110,000.00	\$110,000.00	\$148,000.00	\$148,000.00	\$147,110.00	\$147,110.00	\$14,014.00	\$14,014.00	\$884,419.00	\$884,419.00
14	Controls Phase IIb Selective Demolition and	1	LS	\$75,000.00	\$75,000.00	\$528,000.00	\$528,000.00	\$125,670.00	\$125,670.00	\$56,055.00	\$56,055.00	\$23,730.00	\$23,730.00
15	Salvage	1	LS	\$95,000.00	\$95,000.00	\$65,000.00	\$65,000.00	\$80,000.00	\$80,000.00	\$56,055.00	\$56,055.00	\$24,948.00	\$24,948.00
16	Phase IIb Concrete	1	LS	\$750,000.00	\$750,000.00	\$55,000.00	\$55,000.00	\$259,657.00	\$259,657.00	\$56,055.00	\$56,055.00	\$333,847.00	\$333,847.00
17	Phase IIb Exterior Masonry	1	LS	\$125,000.00	\$125,000.00	\$252,500.00	\$252,500.00	\$43,665.00	\$43,665.00	\$112,109.00	\$112,109.00	\$120,720.00	\$120,720.00
18	Phase IIb Structural Steel Framing	1	LS	\$90,000.00	\$90,000.00	\$44,000.00	\$44,000.00	\$22,983.00	\$22,983.00	\$168,164.00	\$168,164.00	\$113,664.00	\$113,664.00
19	Phase IIb Rough Carpentry	1	LS	\$365,000.00	\$365,000.00	\$359,000.00	\$359,000.00	\$600,000.00	\$600,000.00	\$227,586.00	\$227,586.00	\$335,938.00	\$335,938.00
20	Phase IIb Building Insulation	1	LS	\$18,000.00	\$18,000.00	\$18,100.00	\$18,100.00	\$43,083.00	\$43,083.00	\$224,218.00	\$224,218.00	\$13,936.00	\$13,936.00
21	Phase IIb Metal Roof Tiles	1	LS	\$650,000.00	\$650,000.00	\$135,000.00	\$135,000.00	\$689,395.00	\$689,395.00	\$546,532.00	\$546,532.00	\$1,015,000.00	\$1,015,000.00
22	Phase IIb EPDM Roofing	1	LS	\$25,000.00	\$25,000.00	\$33,000.00	\$33,000.00	\$34,080.00	\$34,080.00	\$112,109.00	\$112,109.00	Included in #21	
23	Phase IIb Flashing and Sheet Metal	1	LS	\$87,000.00	\$87,000.00	\$37,000.00	\$37,000.00	\$69,884.00	\$69,884.00	\$173,592.00	\$173,592.00	Included in #21	
24	Phase IIb Standing Seam Metal Roof	1	LS	\$76,000.00	\$76,000.00	\$43,000.00	\$43,000.00	\$68,254.00	\$68,254.00	\$112,109.00	\$112,109.00	Included in #21	
25	Phase IIb Roof Accessories	1	LS	\$6,000.00	\$6,000.00	\$25,400.00	\$25,400.00	\$5,538.00	\$5,538.00	\$56,055.00	\$56,055.00	\$24,341.00	\$24,341.00
26	Phase IIb Joint Sealants	1	LS	\$20,000.00	\$20,000.00	\$14,800.00	\$14,800.00	\$19,170.00	\$19,170.00	\$112,652.00	\$112,652.00	\$16,870.00	\$16,870.00
27	Phase IIb Wood and Metal Doors	1	LS	\$310,000.00	\$310,000.00	\$453,000.00	\$453,000.00	\$483,757.00	\$483,757.00	\$168,164.00	\$168,164.00	\$487,280.00	\$487,280.00
28	Phase IIb Wood Windows	1	LS	\$590,000.00	\$590,000.00	\$906,000.00	\$906,000.00	\$648,417.00	\$648,417.00	\$1,065,037.00	\$1,065,037.00	\$614,222.00	\$614,222.00
29	Phase IIb Finishes	1	LS	\$175,000.00	\$175,000.00	\$107,700.00	\$107,700.00	\$109,534.00	\$109,534.00	\$281,002.00	\$281,002.00	\$214,603.00	\$214,603.00
Total					\$4,300,500.00		\$4,660,000.00		\$4,972,254.00		\$5,630,970.00		\$5,598,575.00
Bid Surety				Yes	BB	Yes	BB	Yes	BB	Yes	BB	Yes	BB
Contractor Board License No					38619		153167		158289		16723		160383

Agenda No.  
**REPORT NO.**  
 Title

**Accept bid of P. & C. Construction Company for \$ 4,300,500 for construction of the Union Station Facility Improvements Phase II American Recovery and Reinvestment Act Project (Procurement Report - Bid No. 111349)**

INTRODUCED BY Commissioner/Auditor: <b>Mayor Sam Adams</b> <i>K. Allmann on behalf of Mayor Adams</i> <b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration - Adams Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Leonard <b>BUREAU APPROVAL</b> Bureau: Procurement Services Bureau Head: Christine Moody <i>CM</i> Prepared by: Michael Perrie Date Prepared: April 21, 2010 Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/> Council Meeting Date <b>April 28, 2010</b> City Attorney Approval	CLERK USE: DATE FILED <u>APR 23 2010</u> LaVonne Griffin-Valade Auditor of the City of Portland By: <i>[Signature]</i> Deputy ACTION TAKEN: <b>APR 28 2010 ACCEPTED PREPARE CONTRACT</b>
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<b>AGENDA</b> <b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion) <b>CONSENT</b> <input type="checkbox"/> <b>REGULAR</b> <input checked="" type="checkbox"/> Total amount of time needed: <b>5 minutes</b> (for presentation, testimony and discussion)
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FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	<input checked="" type="checkbox"/>	
4. Leonard	<input checked="" type="checkbox"/>	
Adams	<input checked="" type="checkbox"/>	