

February 15, 2024

24-094

CONTRACT APPROVAL FOR WILLOW CREEK  
OPPORTUNITY CENTER TENANT IMPROVEMENTS TO RA  
GRAY CONSTRUCTION LLC

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning & Capital Construction

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2022 Bond Program includes funding for updating classrooms and technology across the district. To this end, the College is creating an Artificial Intelligence (AI) Lab and Career Prep space at the Willow Creek Opportunity Center.

On Dec 15th, 2023, the Invitation to Bid (ITB) was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, P&CC staff reached out to all identified COBID registered firms who could provide these services. A total of fifty-six (56) firms attended the mandatory pre-bid meeting. At the bid closing time of 2:00 PM Feb 1, 2024 ten (10) bids were received. Three (3) bids were received from COBID registered firms.

The lowest responsive and responsible bid of \$781,888 was submitted by RA Gray Construction, LLC and has been reviewed by P&CC and acceptance is recommended. The College also intends to accept Bid Alternates 2 & 3 for \$21,600 for a total of \$803,488

There is no COBID participation on this contract. As a low bid procurement the College cannot include COBID utilization in the determination of award.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a contract with RA Gray Construction, LLC for the Willow Creek Opportunity Center Tenant Improvements for up to \$883,836 which includes a 10% contingency. Funding will be from the 2022 Bond.