

August 16, 2001

02-017

REJECT BIDS/ACCEPT PROPOSAL FOR PARKING LOT  
MAINTENANCE SERVICES AND AWARD CONTRACT TO  
PACIFIC NORTHWEST GENERAL CONTRACTORS

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FINANCIAL  
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REPORT: An Invitation to Bid (ITB) was issued for Parking Lot Maintenance Services for all campuses and centers. The services consist of general maintenance, repair of streets and lots, striping and painting as directed by College staff. The estimated annual expenditure is approximately \$100,000.

The ITB was advertised on January 5, 2001 and was sent to nineteen (19) contractors and five (5) plan centers. Six (6) contractors (four of which are certified MWESB) submitted proposals by the due date of February 2, 2001.

The mathematical format of the various bids received had such a radical difference that it was virtually impossible to determine the lowest, responsible bidder. For that reason, it was considered to be in the best interest of the college to reject all bids, and re-evaluate the solicitation process. After carefully analyzing the original bid form, it was decided that a request for proposals process would be the best method to obtain and score competitive responses.

A Request for Proposals (RFP) was issued for Parking Lot Maintenance Services for all campuses and centers for a contract period not to exceed five (5) years. The services include, but are not limited to, general maintenance, power washing curbs/motorcycle areas, repairing holes in streets and lots, installing and/or adjusting speed bumps, various striping, and painting on an "as needed basis."

The RFP was advertised on June 7, 2001 and was sent to fourteen (14) contractors and one (1) plan center (the only plan center to request a copy of the solicitation document). Eight (8) contractors submitted proposals in response to the RFP by the due date of July 24, 2001. Proposals were reviewed and rated by the evaluation committee members based on the following criteria: Background, Experience and Qualifications; Safety and Compliance Programs; Pricing; Work Plan and Approach; and References.

Proposals were received from the following firms:

	<u>Points</u>
Pacific NW General Contractors* (WBE)	243
Veraz Construction/Benge Industries* (MBE)	243
Stelth Sealcoat and Striping* (WBE/ESB)	199
Signature Paving	216
Valley Custom Sealcoating & Asphalt	196
Brethauer Road Oil**	-0-
Western Paving Co.**	-0-
KJS, Inc.**	-0-

\* MWESB

\*\* Non-Responsive. Did not meet RFP requirements.

The evaluation committee interviewed the two (2) top scoring proposers on August 6, 2001 and is in agreement that the contract be awarded to Pacific Northwest General Contractors (PNWGC). PNWGC has had a contract with the college for the past five (5) years and has performed outstanding work. The work is performed by them in lieu of being subcontracted out.

**RECOMMENDATION:**

That the Board of Directors reject all bids submitted on February 2, 2001 for Parking Lot Maintenance Services, and accept the RFP evaluation committees' recommendation to award a contract to Pacific Northwest General Contractors to provide Parking Lot Maintenance Services. The total annual expenditure for these services is estimated at \$100,000. The initial contract period will commence August 17, 2001 and end June 30, 2002 subject to renewal on an annual basis, beginning July 1st of each year, through June 30, 2006. Funds for this project will come from the General Fund.