

June 20, 2002

02-131

ACCEPT PROPOSALS/AWARD CONTRACTS - CASCADE
HOUSE DEMOLITION CONTRACTOR SERVICES

PREPARED BY: John Persen, Manager, Bond MWESB Procurement
Program

FINANCIAL
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, Vice-President, Administrative Services
Jesus "Jess" Carreon, President

REPORT: As a first step necessary for the College to implement its plans for the expansion of the Cascade Campus, fourteen (14) homes have been purchased (or are in the process of being purchased) for College use. These homes will need to be removed in order for the College to use the land.

In order to maintain the housing stock in the neighborhoods near the Cascade Campus, the houses have been offered for sale to professional house movers who have expressed an interest in purchasing and relocating them to other locations. These house movers were selected in a separate, competitive process authorized by the Board, per Resolution #02-032 on September 13, 2001.

A first group of six (6) houses are already identified for relocation. However, if something interferes with this relocation process, the properties still need to be cleared. In order to prepare for this possibility, the College is seeking to establish a pre-qualified list of deconstruction and/or demolition contractors to clear the sites if relocation efforts fail.

Once a house has been identified for deconstruction rather than relocation, a quote process will be used with the pool of contractors to select the most responsive one for that particular property. This process will be used on a house-by-house basis. It is not anticipated that the removal of any one house would exceed \$10,000, so the maximum expenditure for deconstruction services if no houses get relocated would not exceed \$140,000 total.

A Request for Proposals (RFP) was issued to seek proposals from interested and qualified contractors that desire to be in the pre-qualified pool. The RFP was advertised in the Daily Journal of Commerce, El Hispanic News, Portland Observer and The Skanner. Utilizing the City of Portland Sheltered Market Program Demolition Contractors list, along with firms listed on the State's MWESB website, a total of thirty-four (34) RFP documents were issued. Eleven (11) firms attended the mandatory pre-proposal conference and walk-thru. Seven (7) firms submitted proposals by the due hour and date, 2:00 PM on June 14, 2002. These proposals were then evaluated by a committee of staff based on: firm background, workload, experience, references, and several other factors.

<u>Firm</u>	<u>Total Score</u>
American Building Construction, Inc. (MBE)	327
Dan Obrist Excavating	390
Groat Brothers, Inc. (pursuing WBE cert.)	341
Pro Concrete Cutting, Inc. (ESB)	338
Stark Trucking	187
3 Kings Environmental	386
Workhorse Construction, Inc. (MBE)	330

It is the recommendation of the Evaluation Team that the pool of demolition contractors consist of the top six (6) rated firms above (excluding only Stark Trucking).

RECOMMENDATION:

That the Board of Directors accept the proposals from, and authorize as part of the contractor pool, American Building Construction, Inc., Dan Obrist Excavating, Groat Brothers, Inc., Pro Concrete Cutting, Inc., 3 Kings Environmental, and Workhorse Construction, Inc. Also authorize the awarding of individual deconstruction contracts on a house-by-house basis as it may become necessary due to relocation efforts failing.

Authorize expenditures not-to-exceed \$140,000 total for the deconstruction/demolition of the fourteen (14) houses. All expenditures for these services will be from bond funds.

Director Germond moved for approval of Resolutions 02-129 through 02-132. It was approved unanimously.