

July 18, 2002

03-003

RATIFY AND CONFIRM CONTRACT WITH LEASE
CRUTCHER LEWIS, LLC FOR SYLVANIA CAMPUS
EXPANSION AND RENOVATION PROJECT (SUMMER 2002)

PREPARED BY: Avelina D. Gulmatico, Procurement Leader, Procurement & Risk Services

FINANCIAL RESPONSIBILITY: Steve Sivage, Director, Physical Plant

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

REPORT: In conjunction with the PCC Bond Measure, the College needs to contract with a qualified contractor to provide construction services and successfully complete the Sylvania Campus Expansion and Renovation Project (Summer 2002).

The Summer 2002 Sylvania Campus Expansion and Renovation Project consists of the following work: 1) CT and HT Buildings – install two stop, hole-less hydraulic elevator with necessary alterations to the adjacent construction; 2) Graphic Design and Interior Design classrooms - install new lighting, mechanical, power, data, floor/wall finishes and fire-sprinkler coverage; 3) Chemistry Laboratories - replace plumbing fixtures and fume hoods; 4) Radiology Workroom – install new lighting, ceiling, sink and casework; and 5) Sonography room - install new lighting, casework and data connections. It will also include modest renovations in several other classrooms. The construction is scheduled to be completed on or before the beginning of the Fall Term and is estimated to cost \$1.2 million. This work positions Sylvania for the later and much larger portions of Bond Program work.

An Invitation to Bid (ITB) for this Sylvania Campus Expansion and Renovation Project was advertised in the Daily Journal of Commerce and on the State of Oregon VIP system June 17, 2002. ITB documents were issued to twenty (20) Contractors (combination of general contractors/sub-contractors) and four

(4) Construction Plan Centers. Sixteen (16) contractors attended the mandatory pre-bid meeting on June 24, 2002. Note: only contractors who attended this pre-bid meeting were given the opportunity to submit bid responses for this project.

The award was based on the most responsive, responsible bidder submitting the lowest total for the Base Bid Amount with an option to include Alternate amounts. The Alternates are for certain work defined in the ITB requirements that may be added to or deducted from the Base Bid amount if the College decides to accept.

Below is a list of Contractors and their total Base Bid amounts, also includes Alternate amounts (1, 2 & 6), received by the July 9, 2002 deadline:

<u>Contractor</u>	<u>Bid Amt.</u>	<u>Alternates</u> <u>(1,2 & 6)</u>	<u>Total</u>
2KG Contractors	\$ 715,000	\$45,100	\$ 760,100
Grady, Harper & Carlson	\$ 806,500	\$56,100	\$ 862,600
Lease Crutcher Lewis	\$ 645,000	\$55,800	\$ 700,800
Mackay Construction	\$ 808,400	\$57,740	\$ 866,140

Note: None of the bidders are certified MWESB firms.

Due to the timeline issue the Physical Plant Department was given the authority, based on Board Policy B703, to proceed and start working with the successful contractor as soon as it was determined and confirmed who was the lowest responsive and responsible bidder, in conformance with college regulations. The majority of the project must be completed before the start of Fall 2002 Term to avoid interference with College and Student's regular or daily activities.

RECOMMENDATION:

That the Board of Directors ratify and confirm the contract with the Lease Crutcher Lewis, LLC to provide construction service and successfully complete the Summer 2002 Sylvania Campus Expansion and Renovation Project. The contract will be valid through project completion on or about September 13, 2002. The total contract will be for not-to-exceed \$ 700,800 (includes base bid of \$645,000 and Alternates 1, 2 & 6 totaling \$55,800). Funds for this project will come from the PCC Bond Measure.