

JULY 18, 2002

03-006

REJECT ALL BIDS SUBMITTED FOR COMMERCIAL
BUILDING DEMOLITION/DE-CONSTRUCTION - PHASE I
OF THE CASCADE CAMPUS EXPANSION PROGRAM

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 part of the Cascade Campus Expansion Program, several commercial building structures now owned by the College need to be demolished/de-constructed this summer/fall.

Costs were estimated to exceed \$50,000, therefore it was determined that a contractor needed to be selected using a formal Invitation to Bid (ITB) process. The successful contractor was to provide all direct and indirect services associated with the removal of three (3) commercial building structures located at 600, 612, and 636 N. Killingsworth Avenue. The work includes: obtaining all necessary City permits; locating, identifying, disconnecting, and sealing/capping of all utilities; as well as the actual demolition/de-construction and site grading.

The ITB for this work was advertised* and posted on the State of Oregon Vendor Information Program on June 26, 2002. ITB documents were issued to twenty-four (24) contractors and three (3) construction Plan Centers. In addition, a special mailing was made to many certified MWESB firms. A non-mandatory project explanation and site walk-thru was also held on July 9, 2002. Eight (8) contractors submitted bids by the due date of July 15, 2002, two (2) of whom were certified MWESB firms.

<u>Contractor</u>	<u>Lump Sum Bid</u>
Algirdas Demolition	\$47,450.00
Anderson Environmental	67,600.00
Dan Obrist Excavation	37,000.00
Elder Demolition	38,360.00
Groat Brothers	27,170.00
NW Infrastructure (MBE)	23,715.00
Nussbaumer Excavation	37,800.00
Staton Company (WBE)	44,380.00

It was discovered after the bid opening that there was some significant confusion regarding whether this project was included under BOLI Prevailing Wage Rates or not. Evidently, there were some verbal statements made at the walk-thru that were in conflict with what was stated in the ITB document. For that reason, as stated in the ITB, the Board should reject for good cause all bids upon finding that it is in the public interest to do so. Also, as it now appears that the project can be done for less than \$50,000, a competitive price quotation process will be completed quickly with these eight (8) bidders to meet the necessary time frame. No further Board action will be required.

RECOMMENDATION:

That the Board of Directors reject for good cause all bids submitted for the Cascade Campus Commercial Buildings Demolition/De-Construction - Phase I Project.

* Advertised in:
Daily Journal of Commerce
El Hispanic News
Asian Reporter
The Skanner
Portland Observer

Director McKinney moved to approve Resolutions 03-001 through 03-004 and 03-006 through 03-009; it passed unanimously.