

September 20, 2007

08-017

RATIFICATION OF CONTRACT WITH IN LINE  
COMMERCIAL CONSTRUCTION FOR  
CONSTRUCTION OF A DOG KENNEL AND CATTERY  
TO SUPPORT THE VETERNARIAN TECHNOLOGY  
PROGRAM AT THE ROCK CREEK CAMPUS FOR A  
FIXED AMOUNT OF \$235,093.00.

PREPARED BY: Steven J. Hopf, Procurement Manager

FINANCIAL  
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Randy McEwen, District Vice President  
Dr. Preston Pulliams, District President

REPORT: In April 2006, after noise complaints about barking dogs a decision was made to replace the "open air", un-heated dog kennel at the Rock Creek Campus. The decision to replace the facility rather than simply try to address the noise issue came after discussions about the overall adequacy of the kennel to serve the Veterinarian Technology Program in the long term revealed that the entire Program would most likely lose its accreditation if the kennel were not replaced.

The initial concept was to obtain a pre-manufactured metal building and, at the lowest cost possible, have it erected near the existing kennel. It was anticipated that the project would be managed in two phases - the first being preparing the site and erecting the building and the second being building out the interior spaces. It was anticipated that each of these phases would be less than \$100,000.

Several events began to impact the viability of this initial approach, but didn't become immediately clear. The program of uses for the building evolved into 12 dog runs, a dog wash area, a small animal care room, incorporation of the Program's cattery into the kennel building, a washer/dryer room, a storage area for supplies and a uni-sex restroom. Mostly these changes

were driven by the need to assure an acceptably functional and humane area for maintaining the Program's accreditation.

While all of these activities were laid out in a modest 40ft by 60ft building, the engineering for the mechanical and electrical systems required that the under-slab work had to be carefully coordinated with the later phases of construction. Code changes imposed by the County required that the engineering of the metal building be recalculated from the metal building company's norms and caused delays in fabrication of the building.

In August 2007, with time growing short three quotes were solicited for the complete project. It was still anticipated that the costs would be in the \$200,000 range. In fact the quotations that came in ranged from \$382,483 to \$386,380.

Oregon contracting rules allow agencies to negotiate the cost of a project with the low bidder when all bids exceed the agency's budget. Therefore, immediate negotiations were begun with In Line Commercial Construction and the cost of the project was value engineered down to a fixed amount of \$235,093.

President Pulliams approved the contract per Board Policy B703, which allows the President to approve procurement contracts in excess of \$100,000 so long as they are later ratified by Board resolution.

**RECOMMENDATION:** That the Board of Directors ratify the contract with In Line Commercial Construction for the construction of a dog kennel and cattery to support the Veterinarian Technology Program at the Rock Creek campus for a fixed amount of \$235,093.00.