

July 17, 2008

09-004

RATIFICATION AND CONFIRMATION OF  
CONTRACTS WITH BUCKAROO-THERMOSEAL,  
INC. AND WEATHERPROOFING TECHNOLOGIES,  
INC. FOR ROCK CREEK CAMPUS – BUILDING #2 -  
REROOFING

PREPARED BY: Denise Jeffords, Buyer/Contract Specialist

FINANCIAL  
RESPONSIBILITY: Steve Sivage, Director, Physical Plant

APPROVED BY: Wing-Kit Chung, Vice President, Administrative Services;  
Randy McEwen, District Vice President;  
Dr. Preston Pulliams, District President

REPORT: The College had a need to contract with a qualified firm to reroof Building #2 at Rock Creek Campus in order to complete the work no later than September 14, 2008. The original ITB was delayed due to the discovery of non-friable asbestos containing materials. The College entered into a contract with Buckaroo-Thermoseal, Inc. on June 25, 2008.

The scope of this project includes, but is not limited to: Obtaining any necessary permits; Furnishing, delivery and installation of specified roofing and related components; Removal and proper disposal of asbestos, all roofing, insulation, flashing, and associated components down to the deck; Inspection of decking and replacement of all deteriorated decking as approved by Tremco. Roofing materials will be provided by the College under separate contract.

An Invitation to Bid (ITB) for the Rock Creek Campus – Building #2 - Reroofing was issued on May 1, 2008. The ITB was advertised on the State of Oregon Procurement Information Network (ORPIN), and on the College's Purchasing Website on May 2, 2008, and in the Daily Journal of Commerce on May 7, 2008. Fourteen (14) ITB documents were downloaded from the College's

Purchasing Website, of which five (5) were downloaded by prime contractors, one (1) by an MWESB subcontractor, five (5) plan centers, one (1) of which is an MWESB firm, and three (3) were downloaded by interested parties. Four bids were received by the due date of June 23, 2008. Bids were received from:

<u>Contractor</u>	<u>Lump Sum Bid</u>
Buckaroo-Thermoseal, Inc.	\$682,680.00
Griffith Roofing Company	\$758,626.00
Snyder Roofing	\$791,838.00
Anderson Roofing Co., Inc.	\$959,437.00

The ITB specified that a Tremco roof system be installed. Tremco roofs can only be installed by certified Tremco roofing companies. Tremco currently has five (5) roofing companies in the Portland metropolitan area that are certified to perform the work, none of which are MWESB certified. Additionally, to preserve the warranty Tremco requires that a Tremco certified sheet metal company do the sheet metal work on the Tremco installation. There are four (4) local Tremco certified sheet metal companies. The firm selected by Buckaroo-Thermoseal, Inc. as their subcontractor is Stryker Sheet Metal. The subcontracted amount to be paid by Buckaroo-Thermoseal, Inc. is approximately \$88,000. This amount is included in Buckaroo-Thermoseal's bid amount above. Stryker Sheet Metal is a State Certified MWESB.

In an effort to save time and money, the College prepurchased roofing materials utilizing an existing intergovernmental cooperating contract with Weatherproofing Technologies, Inc. (allowable without a competitive process per College Procurement Rules, CCR.214) through the Association of Educational Purchasing Agencies (Umatilla-Morrow Educational Service District). The cost of the purchase exceeds the \$100,000 threshold, requiring the Board of Directors Approval (B505).

**RECOMMENDATION:** That the Board of Directors ratify and confirm the contract with Buckaroo-Thermoseal, Inc. for the Rock Creek Campus – Building #2 – Reroofing project in the amount of \$682,680.00, and to ratify the utilization of the intergovernmental contract for the acquisition of Tremco roofing materials from Weatherproofing Technologies, Inc. in the amount of \$232,988.62. The total project cost will be \$915,668.62. Funds for this project will come from the Capital Projects Fund.

Lump Sum Bid

\$682,680.00	Buckaroo-Thermoseal, Inc.
\$232,988.62	Weatherproofing Technologies, Inc.
\$915,668.62	Total

Approval (8505)  
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