

Notice of Public Meeting

Pursuant to O.R.S. §192.640, legal notice is hereby given to the members of the Tillamook Bay Community College Board of Education (Board) and to the general public that the Board will hold a meeting open to the public on Tuesday, November 18, 2008, at 5:15 p.m., in the Conference Room of the First Street Campus, 2510 First Street, Tillamook, Oregon, 97141.

A copy of the agenda for the meeting will be available beginning Monday prior to the meeting, after 9:00 a.m. at the Office of the College President, Tillamook Bay Community College, First St. Campus, 2510 First St., Tillamook, Oregon 97141.

Agenda items include approval of a General Contractor for new campus construction. The Board reserves the right to change the order of items on the agenda.

The Board Meetings are held in accordance with open meeting laws and accessibility requirements. If a person with a disability needs assistance in order to attend or participate in a meeting, please notify Board Secretary, Sue Owens, at (503) 842-8222, Ext. 1159, at least 48 hours in advance.

DATE NOTICE POSTED: Friday, November 14, 2008

ATTEST:

Jon Carnahan – President

TILLAMOOK BAY COMMUNITY COLLEGE



Tillamook Bay Community College

2510 First Street • Tillamook, Oregon 97141 • (503) 842-8222 • Fax: (503) 842-2214 • www.TillamookBay.cc

Board of Education Meeting Agenda

Date: First Street Campus, Conference Room
Tuesday, November 18, 2008 2510 First Street, Oregon 97141

Time:
5:15 p.m.

<u>Item</u>	<u>Description</u>	<u>Resource</u>
1.	Call to Order • Acknowledge Guests -----	Chair Wakefield
2.	Approval of the Agenda ----- (Action)	Chair Wakefield
3.	Invitation of Public Comment -----	Chair Wakefield
<p>Available at both the beginning and end of the meeting is an opportunity for the public to comment on any issue within the jurisdiction of the Tillamook Bay Community College Board of Education. The Board Chair may determine reasonable time, space and manner limitations. At the conclusion of public comment, individual members of the Board may respond to comments made by those who have addressed the Board, may ask staff to review a matter, or may ask that a matter be put on a future agenda.</p>		
4.	New Business:	
A.	General Contractor Contract Review and Approval ----- (Action)	President Carnahan
5.	Adjournment ----- (Action)	Chair Wakefield



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**TILLAMOOK BAY COMMUNITY COLLEGE
2007 Bond Project**

**“New Main Campus Building Project”
RFP #08001**

Proposals Opened 2:10pm October 28, 2008

EVALUATION NARRATIVE:

The TBCC Evaluation Committee reviewed all six proposal received by the required deadline of as issued per addendum # 5 for the RFP # 08001 "New Main Campus Building Project". The TBCC Evaluation Committee meet on Monday November 3rd, 2008 to discuss each member's evaluation and ranking of all of the Project Proposers. During this meeting it was decided that the Evaluation Committee would interview the top two Ranked Proposers P&C Construction and Todd Construction. Both proposers presented to the Evaluation Committee and responded to several questions and comments from the committee. Once the interviews were completed the Evaluation Committee met once again to discuss the list of criteria.

FIRM'S BACKGROUND:

P&C Construction Company:

- Long Corporate History
- They had a Major Corporate Re-Organization with-in the last ten years.

Todd Construction:

- Long Corporate History.
- Has maintained corporate staffing and continues to operate as originally incorporated.

FIRM WORKLOAD:

P&C Construction Company:

- Current workload shows capability to complete the TBCC project.

Todd Construction:

- Current workload shows capability to complete the TBCC project.

FIRM EXPERIENCE AND SUCCESS:

P&C Construction Company:

- Proposal showed that the Firm is experienced in Coastal and Tilt-up Construction.
- The firm experience appears to be more in the K-12 sector not in the Community College sector.

Todd Construction:

- Firm has shown a stronger background in Coastal and Tilt-up Experience.
- They have also completed several Community College projects.

EXPERIENCE OF KEY PERSONNEL:

P&C Construction Company:

- The proposed Personnel for the project all have the required experience to complete the work.

Todd Construction:

- The proposed Personnel for the project all have the experience to complete the project.
- The proposed project team has worked closely together as a team on several similar projects.

FIRM EXPERIENCE IN SAFETY:

P&C Construction Company:

- Proposer safety plan strong and suitable for the project.

Todd Construction:

- Proposer safety plan strong and suitable for the project.

PROJECT APPROACH, ADMINISTRATION AND PROJECT CONTROLS:

P&C Construction Company:

- The Proposers expedited project approach did not appear to be reasonable considering the extreme weather conditions in Tillamook.
- Several obstacles that will be encountered during the permitting process as well as starting and completing the project in November and December.
- The excavation option # 2 was utilized but the cost of the work only included over excavation under the building pad.
- The explanation of the cost did not seem reasonable to the evaluation Committee.

Todd Construction:

- The Proposers project approach and schedule was very similar to the approach that the College Design team was anticipating.
- The proposer also included a complete cost for option # 2 over excavation for the entire site and was able to formally commit to the proposed cost of the work.

COST:

P&C Construction Company:

- Proposers cost was ranked second lowest cost including the add alternate for option # 2

Todd Construction:

- Proposers cost was ranked first including the add alternate for option # 2

RFP CONCLUSION:

It is the recommendation of the Tillamook Bay Community College Proposal Evaluation Committee to Award the New Main Campus Building Project to Todd Construction Company. The Conclusion has been determined based on the high ranking of each Evaluator as well as the overall performance and understanding of the project by the Contractor during the Evaluation Interview process.

PROPOSAL BID TABULATION

Submittals	Walsh	P&C Const	Emerick	Robinson	Todd Const.	Big River Const.
Bidder Responsibility	x	x	x	x	x	x
Instructions for First-tier Subcontractor Disclosure	x	x	x	x	x	x
Cost of Work & Signature Certificate	x	x	x	x	x	x
Drug testing, Tobacco and Alcohol Policy	x	x	x	x	x	x

Clarifications Clarifications

Base Bid	\$ 8,300,000.00	\$ 8,295,000.00	\$ 8,685,000.00	\$ 8,432,467.00	\$ 8,117,000.00	\$ 8,484,000.00
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Building Construction	\$ 6,828,000.00	\$ 6,889,000.00	\$ 7,185,000.00	\$ 6,628,467.00	\$ 6,752,000.00	\$ 6,757,679.00
Auger Cast Piles	\$ 340,000.00	\$ 350,000.00	\$ 325,000.00	\$ 318,000.00	\$ 320,000.00	\$ 379,214.00
Site Work	\$ 1,000,000.00	\$ 916,000.00	\$ 1,000,000.00	\$ 1,310,000.00	\$ 870,000.00	\$ 1,181,975.00
Telecomm Systems	\$ 132,000.00	\$ 160,000.00	\$ 175,000.00	\$ 176,000.00	\$ 175,000.00	\$ 165,131.00

Subtotal	\$ 8,300,000.00	\$ 8,315,000.00	\$ 8,685,000.00	\$ 8,432,467.00	\$ 8,117,000.00	\$ 8,483,999.00
	\$ -	\$ (20,000.00)	\$ -	\$ -	\$ -	\$ 1.00

Alternate Bids

Driven Grout Piles	No Bid	included in base bid	no quote	\$ 45,000.00	\$ 50,000.00	\$ 34,300.00
Aggregate Base	\$ 80,650.00	\$ 24,000.00	\$ 50,000.00	\$ 60,777.00	\$ 190,000.00	\$ 131,700.00
Vented Fascia	\$ 49,100.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 53,000.00	\$ 36,912.00

Unit Prices

Unit Price #1	\$ 9.10	\$ 10.00	\$ 9.10	\$ 9.10	\$ 9.10	\$ 18.00
Unit Price #2	No Bid	No Bid	No Quote	\$ 29.00	\$ 40.00	\$ 28.85
Unit Price #3	\$ 11,700.00	\$ 1,500.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 22,000.00
Unit Price #4	No Bid	No Bid	No Quote	\$ 6,600.00	\$ 8,000.00	\$ 6,600.00
Unit Price #5	\$ 52.60	\$ 22.00	\$ 44.00	\$ 40.00	\$ 65.00	\$ 46,000.00

COMBINED EVALUATOR RANKINGS

Evaluation Category	Weighting	Walsh Const.	P&C Const.	Emerick	Robinson	Todd Const.	Big River Const.
Background	5	4.6	4.6	4.0	3.8	4.6	2.4
Workload	5	4.8	4.8	4.0	4.0	4.6	2.8
Experience of Firm	10	9.2	9.8	8.4	8.6	8.6	5.8
Experience of Key Personnel	25	22.4	24.2	22.2	22.6	23.4	17.6
Experience in Safety	5	4.6	4.8	4.0	4.4	3.6	2.4
Project Approach, Administration, Project Controls	25	22.4	24.2	20.4	17.6	23.6	18.8
Cost	25	24.4	24.5	23.3	24.0	25.0	23.9
TOTAL SCORE	100	92.4	96.9	86.3	85.0	93.4	73.7
Proposed Cost of Work		\$8,300,000	\$8,295,000	\$8,685,000	\$8,432,467	\$8,117,000	\$8,484,000



GENERAL CONTRACTOR SERVICES
For
TILLAMOOK BAY COMMUNITY COLLEGE
“New Main Campus Building Project”

AGENDA ITEM: BID AWARD - New Main Campus Building Project

BACKGROUND:

On Tuesday, October 28, 2008, sealed proposals were received and were opened for RFP # 08001 for the construction of the New Main Campus Building Project.

The project consists of the construction of a New College Campus Facility for the Tillamook Bay Community College. Work will include the site clearing, construction of a 42,000 square foot building and construction of a parking area to accommodate 115 vehicles.

Six proposals were received and the evaluations of the proposal results are attached.

Detailed RFP proposals submitted along with specifications and other documents related to this project are available for inspection in the Construction Manager’s office at 19801 SW 72nd Ave., #110, Tualatin, OR.

RECOMMENDATION:

Based upon the proposals received, staff recommends the Board Award a Contract for RFP # 8001 for the construction of the New Main Campus Building Project for a stipulated sum of eight million, three hundred seven thousand dollars (\$8,307,000.00) to Todd Construction Inc. They are the most responsive and responsible bidder for this project. All work is to be performed in accordance with the plans and specifications associated with the project.

The total cost of work for the proposal was lower the architects estimate for this project. The project will be funded by Bond Funds as well as 4.9 million dollars in state matching funds.

John O. Henri, Construction Manager
J.J. Henri Co., Inc.

cc: TBCC; File
11/17/08



GENERAL CONTRACTOR SERVICES
For
TILLAMOOK BAY COMMUNITY COLLEGE
"New Main Campus Building Project"

RESOLUTION No. 2008-2009 #5

A RESOLUTION TO AWARD A PUBLIC IMPROVEMENT CONTRACT FOR THE NEW CAMPUS BUILDING PROJECT AS AUTHORIZED BY RESOLUTION 2008-2009 #4.

WHEREAS, the College Board of Directors is the Contract Review Board.

WHEREAS, Proposals were solicited and received using the Alternate Contracting Method by RFP# 08001.

WHEREAS, Proposals were evaluated by the RFP Evaluation Committee as per the criteria set forth in the solicitation RFP # 08001.

WHEREAS, Todd Construction Inc. was determined to be the most qualified and competitive proposer.

NOW THEREFORE, BE IT RESOLVED:

1. The Board finds that Todd Construction Inc. shall be awarded the Public Improvement Contract for RFP # 08001 for the New Campus Building Project.
2. The Board further determines that it is in the best interest of the College to set the Contract amount to include the Base Bid and the Alternate Bid option B. Aggregate Base for a Total Contract amount of eight million three hundred seven thousand dollars (\$8,307,000.00).
3. The President is hereby authorized to proceed on behalf of TBCC consistent with this resolution.

DATED this ____ day of November, 2008.

Tillamook Bay Community College Board Chair

Tillamook Bay Community College President

ATTEST:
