

Board of Education Meeting Notice and Agenda

LEGAL PUBLICATION TILLAMOOK BAY COMMUNITY COLLEGE

The Tillamook Bay Community College's Board of Directors, serving as the College's Contract Review Board, will meet on Friday, May 8, 2009 at 2:00 PM for the purpose of directing the College to negotiate an acceptable contract amount with the low responsive bidder and award a contract to the low bidder Todd Construction as the General Contractor.

The Board will meet in the Conference Room of the First Street Campus located at 2510 First Street, Tillamook, OR 97141. Copies of the findings and recommendation may be obtained by calling Sue Owens at 503/842-8222 x1159 or obtained in person at 2510 First Street, Tillamook, OR 97141.

AGENDA

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|-------------------------------------|---|---------------------------|
| Date: Friday, May 8, 2009 | First Street Campus, Conference Room 2510 First Street, Oregon 97141 | Time: 2:00 p.m. |
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| <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 ----- 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. | Chair Wakefield |
| 4. | Board Discussion ----- | Dean Ellison |
| 5. | Adjournment----- (Action) | Chair Wakefield |



Tillamook Bay Community College

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Board Discussion

RECOMMENDATION

Information only – no action requested.

BACKGROUND INFORMATION----- President Carnahan and Director Swain

Discussion: T.H.S. Vocational Lab Building Upgrade and Remodel Project
Bid Analysis and Project Budget Discussion

Background:

The Oregon State Legislature approved an economic stimulus package (SB 338) and declared that an emergency exists. The legislative intent behind the bill was to establish contracts on an expedited basis with a belief that such action can result in reducing the state's high unemployment rate and improving the state's economy. Stimulus funds allocated to Tillamook Bay Community College under the legislation total approximately \$175,000.00, which is a portion of the estimated cost of the Tillamook High School Vocational Building Upgrade and Remodel Project. The remaining balance for the work shall be allocated from a separate General Obligation Bond that was passed by the voters of Tillamook County.

The TBCC Board of Directors acting as the Local Contracting Review Board found that an emergency exists and authorized the College to waive competitive bidding procedures. This waiver allowed the College to seek three quotes from Local General Contractors. In March, 2009 the TBCC began the bid solicitation process by contacting four State licensed General Contractors that reside and are licensed in Tillamook County.

During the bid period, three of the four contractors pulled out of the process due to reasons beyond the control of TBCC. With a single contractor remaining TBCC elected to place an advertisement in the Local Newspaper to gain additional interest from general contractors that were not directly requested to submit a bid for the work.

The Request for Bid required that a lump sum bid for the project be received on April 14, 2009. Only one Bid was submitted to TBCC. The bid price that was submitted was significantly higher than the budgeted amount for the project.

In order for TBCC to bring the Bid price within the budget, value engineering and scope reductions will need to take place. The low bidder has agreed to work with TBCC and negotiate an acceptable contract value. To date, several areas that can result in contract savings have been identified as follows:



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Fire Barriers

- Reduce materials installation costs by reducing the vertical fire barriers along the vertical plan so the installation does not penetrate the roof truss system.
- Reduce the materials installation costs by creating a fire barrier over the vocation classroom rather than penetrate the roof truss system.

Mechanical:

- Eliminate duct work runs to the vocational shop and (2) classrooms
- Eliminate 8 fire and or smoke dampers
- Utilize existing vocation classroom fume/ smoke hood for emergency smoke removal
- Install 3 localized Make-up air unit (one in each teaching space)
- Install localized unit heating systems in each teaching space (4 spaces)

Electrical:

- Reduce electrical scope by lowering the number of equipment connections to the mechanical system. (DDC controls, Fire Alarm and reduced points connections)
- Salvage existing light fixtures were possible and reuse

Summary:

Due to the emergency situation that has been declared by the Local Contracting Board, it is imperative that a contract be issued to the low bidding contractor to start work during the week of May 11, 2009. If the work is not begun next week the State of Oregon has made a determination that the issuance of the State funding will be rescinded from TBCC for this project

Recommendation:

After reviewing the current situation with our project manager, staff recommends that in accordance with ORS 279c.340, ORS279c.414 and the Local Contract Review Board Resolution Declaring and Emergency dated February 11, 2009, the College negotiate an acceptable contract amount with the low responsive bidder. In order to begin work immediately, we further recommend that the Local Contracting Review Board award a contract to the low bidder Todd Construction as the General Contractor. The Contract should be a standard AIA Document -A1111 Cost of the Work Plus a Fee with a Negotiated Guaranteed Maximum Price. It has been anticipated that the guaranteed maximum price will be determined on or about May 22, 2009. Should a guaranteed maximum price not be negotiated the contract shall be terminated. Todd Construction Inc. will be paid for all work that has been completed prior to the date the contract is terminated.



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