



*David P. Hooper Center
Invitation to Bid*

WCC/OR will receive bids for the following project:
 WCC/OR is the General Contractor for the project.
 The project is Owned by:
 The project is located at the following address:

David P. Hooper Center
Walsh Construction Co./Oregon
Central City Concern
30 NE MLK Jr. Blvd.
Portland, OR 97232

WCC will receive bids at their offices located at 2905 SW First Avenue, Portland, OR 97201. Hand delivered, faxed or mailed bids will be accepted (see Instructions to Bidders).

Bid Date: July 13, 2010
Time Due: 2:00 PM

Prospective bidders shall complete and return their bid in accordance with "Instructions to Bidders" by the bid due date listed above. Failure to meet the requirements may be considered non-responsive.

ITEMS EXCLUDED: None

Pre-Bid Meeting:

Date: June 29, 2010 **Time: 9:00 AM**

The meeting will be held at: **OAME (Large Conference Room)**
 4134 N. Vancouver Avenue
 Portland, OR 97217
 PH: (503) 249-7744

LEED CERTIFICATION

OWNER INTENDS TO APPLY FOR LEED CERTIFICATION (Leadership In Energy and Environmental Design - Green Building Rating System), with the possibility to pursue a Gold rating. **PROSPECTIVE BIDDERS' WORK SHALL INCLUDE OBTAINING SPECIFIED SUPPORT DOCUMENTS FOR LEED APPLICATION.**

MWESB Outreach

Walsh Construction Co./OR has always worked to ensure the maximum participation of Target Business firms for projects in which it is involved. Managing these commitments is not just an initiative or an event; it is an ongoing process and an integral part of how we do business. WCC/OR maintains high visibility in the community in our efforts to increase Target Business participation on our projects.

Proposal Evaluation Procedure

In an effort to reinforce its commitment to maximize M/W/ESB participation and to ensure a diversified workforce, Walsh Construction Co./Oregon (WCC) will use a proposal rating system for this project.

Proposals will be evaluated on a formula as follows:

		Maximum Points
1	Bid Price	90 points
2a	Registered M/W/ESB OR	5 points
2b	Registered M/W/ESB second tier subcontractor or suppliers	5 points

3	Commitment to provide 20% minority and/or female hours on jobsite	5 points
---	-------------------------------------------------------------------	----------

Proposals will be scored as follows:

1 Price

Low Proposer will be awarded 90 points. Points for higher bids will be reduced by the percentage that the higher bid is above the low bid. If the low bid is \$100 and the higher bid is \$105, the score for the higher bid would be reduced by 5%, the percentage that the higher bid exceeds the low bid, or 4.5 points for a final point allocation of 85.5 points.

2 M/W/ESB

- a. If a Proposer is a registered M/W/ESB, the Proposer gets 5 points.
- b. If a proposer is not an M/W/ESB*, to the extent that suppliers or second tier subcontractors are registered M/W/ESB firms, up to five (5) points may be awarded. Proposers are to list their M/W/ESB second tier subcontractors and suppliers on the bid form. The percent of dollar second tier subcontract and supplier amounts to the total first tier subcontract amount will be multiplied by five to determine the final point allocation.

**Note: If M/W/ESB Status is "Yes", then no points are awarded for second tier M/W/ESB participation.*

3 Workforce Composition

Along with the Work Force Training and Hiring apprenticeship requirements, WCC wants to ensure that subcontractors commit to a diversified jobsite workforce. A realistic minimum target for this project is 20% of jobsite labor hours are performed by minority and/or women workers. Subcontractors are asked to commit to a percentage for minority and women labor hours as a percentage of total subcontract labor hours. A 20% commitment will earn 5 points; commitments lower than 20% will earn a prorated number of points. WCC reserves the right to audit actual payroll to verify final results.

Workforce Training & Hiring Program

This project is financed by the Portland Development Commission and is subject to Workforce Training Requirements, Prevailing Wage Rates apply, and weekly submission of certified payroll reports are required. **We strongly encourage Emerging Small Business Enterprises, and Minority and Women-Owned Business Enterprises to submit on this work.**

All proposals are subject to demonstrated capability to perform the work. Low proposers may be asked to provide financial statements and references on similar jobs for review to ensure capability.

Responsibility of Prospective Contractor

- (a) WCC will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, WCC will consider the following:
 - 1 Have a minimum of (3) years of experience in the same type of work described in the specifications for the work. Have been in the contracting business for a minimum period of three years in the region where work will be performed.
 - 2 Have the technical and financial resources to perform and complete the projects successfully in compliance with the drawings and specifications, terms and conditions of the contract, and be able to actually perform a major portion of the work with direct labor (at least 60% of the project).



- 3 Have a good record of past performance that includes, but is not limited to quality of work, ability to complete projects on time, contractor's integrity, compliance with public policy, financial, contractual and tax obligations, and Federal and State rules and regulations in performing the contract.
 - 4 Be willing to enter into a WCC subcontract agreement using WCC's subcontract form in an unaltered state and be able to provide insurance as required by the WCC subcontract agreement.
 - 5 Bidders must, at time of award, hold and be able to provide evidence of State License (in State where project is being built) as a contractor for the work to be performed.
- (b) Before a bid is considered for award, the bidder may be required to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide additional information shall render the bidder non-responsive and ineligible for award.

Payment and Administration

- (a) Measurement and Payment - All work scope is a lump sum bid. Subcontractor shall submit an accounting of work to date with each month's application for payment to WCC. Any payment requests for additional work not shown on the Architect's plans shall be accompanied by a formal change order and subject to review by the Architect.

Final Subcontract payment may be decreased by deductive change order if work items contemplated in original Subcontract or bid is not executed during the course of construction. Retainage will be released when the Owner releases retainage to WCC.

- (b) Punch List - A punch list for each building will be issued by WCC at the time of final completion. Subcontractor will immediately remedy all items on the WCC punch list. If Subcontractor fails to remedy any items on punch list WCC will back charge the Subcontractor for any and all costs associated with repair of the work.
- (c) WCC will not make final payment to the subcontractor until all as-built drawings, punch list/closeout work, Operation and Maintenance Manuals and procedures have been verified 100% complete.

Walsh Construction Co. reserves the right to do the following:

- 1 Reject/cancel any or all bids
- 2 Award only a portion of the bid items due to budget constraints
- 3 Choose bid options (base bids/alternate bids)
- 4 Award the contracts to one contractor or a number of contractors
- 5 Award the contract in different phases based on budget condition
- 6 Define and waive any informalities in the bidding
- 7 Make a final judgment whether the bidders are responsive or non-responsive

The following is contained in this package:

- 1 Contact List
- 2 Notice to Subcontractor and Supplier Bidders
- 3 Invitation to Bid
- 4 Instructions to Bidders
- 5 Plan and Specification Ordering and Viewing Information
- 6 Subcontract Agreement Sample
- 7 Supply Agreement Sample
- 8 Insurance Checklist
- 9 Bid Form



- 10 Unit Price Worksheets (if applicable)
- 11 Bidder's Checklist
- 12 Subcontractor's Bond Form Sample
- 13 Equal Employment Opportunity Statement
- 14 Workforce Training & Hiring Program
- 15 BOLI Wage Determinations
- 16 MWESB Recruitment Guidelines/Good Faith Effort Process Requirements
- 17 General and Safety Items
- 18 LEED Smoking Policy

Project Specifications:

Project: David P. Hooper Center
Architect: SERA Architects
Date: June 11, 2010

Project Drawings:

Project: David P. Hooper Center
Architect: SERA Architects
Date: June 11, 2010