



Deschutes County Board of Commissioners
1300 NW Wall St., Suite 200, Bend, OR 97701-1960
(541) 388-6570 - Fax (541) 385-3202 - www.deschutes.org

AGENDA REQUEST & STAFF REPORT

For Board Business Meeting of Wednesday, January 28, 2015

Please see directions for completing this document on the next page.

DATE: January 21, 2015

FROM: Susan Ross Property & Facilities 383 6713

TITLE OF AGENDA ITEM:

Consideration of Board Signature of Notice of Intent to Award Letter to Griffin Construction, LLC, for tenant improvements to the Redmond Unger Building.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County opened bids for tenant improvements to the Unger building on Tuesday, January 20, 2015. The project consists of interior demolition and remodel of approximately 5,000 square feet of space. The project also includes new HVAC system, some exterior site work, and asbestos abatement.

The solicitation was conducted using the design-bid-build method (low bid). Six bids were received. Griffin Construction, a firm based in Prineville, Oregon, is the low bidder with a bid of \$584,472.

Griffin Construction	584,472
Baldwin Contracting	655,000
Sun Forest Construction	655,300
Keeton King	674,548
JP Prinz Company	694,300
Kirby Nagelhout	757,000

FISCAL IMPLICATIONS:

Deschutes County will enter into a contract for \$584,472 once the protest period has expired. A dedicated construction fund has been established for this project, which is being funded with dollars from the capital projects fund. Staff had estimated construction at \$600,000.

RECOMMENDATION & ACTION REQUESTED:

Board signature of Notice of Intent to Award Letter to Griffin Construction.

ATTENDANCE: Susan Ross

DISTRIBUTION OF DOCUMENTS:

Distribute to cc list provided in letter. Must be distributed the date of this action.



Board of County Commissioners

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www.deschutes.org
board@deschutes.org
Tammy Baney
Anthony DeBone
Alan Unger

January 28, 2015

Sent via electronic mail & first class mail

Sam Griffin
Griffin Construction, LLC
1411 N.W. Murphy Court
Prineville, Oregon 97754

RE: Contract for Unger Building Tenant Improvements

NOTICE OF INTENT TO AWARD CONTRACT

On January 28, 2015, the Board of County Commissioners of Deschutes County, Oregon, considered bids for the above-referenced project. The Board of County Commissioners determined that the lowest responsive bidder for the project was Griffin Construction, LLC, of Prineville, Oregon, with a base bid plus alternate "A" of FIVE HUNDRED EIGHTY-FOUR THOUSAND FOUR HUNDRED SEVENTY-TWO DOLLARS (\$584,472).

This Notice of Intent to Award Contract is issued pursuant to Oregon Administrative Rule (OAR) 137-047-0610. A copy of this Notice is being provided to each firm or person that submitted a bid for the project. Any firm or person who believes that they are adversely affected or aggrieved may submit to the Board of County Commissioners of Deschutes County, Oregon, at the above address, a written protest of the County's intent to award within seven (7) days after the issuance of this Notice of Intent to Award Contract. The seven (7) day protest period will expire at 5:00 PM on Wednesday, February 4, 2015.

Any protest must be in writing and specify any grounds upon which the protest is based. If a protest is filed, a hearing will be held at 10:00 a.m. on Wednesday, February 11, 2015, before the Board of County Commissioners of Deschutes County Oregon, acting as the Contract Review Board, in the Deschutes Services Center, 1300 NW Wall Street, Bend, Oregon 97701.

If no protest is filed within the protest period, this Notice of Intent to Award Contract becomes an Award of Contract without further action by the Board of County Commissioners unless the Board, for good cause, rescinds this Notice before the expiration of the protest period. The successful bidder on a Deschutes County project is

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required to execute the Contract provided by the County when the bids are finally determined. In addition to the execution of Contract, the contractor will be required to provide a performance bond, payment bond, and certificate of insurance.

All contract copies will need to be returned to the County for execution. After all parties have signed the contract, a copy of the contract will be forwarded to you along with a notice to proceed.

If you have any questions regarding this Notice of Intent to Award Contract or the procedures under which the County is proceeding, please contact Susan Ross, Director, Deschutes County Property & Facilities, PO Box 6005, Bend, Oregon 97701, telephone (541) 383-6713 or FAX (541) 317-3168.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
DESCHUTES COUNTY, OREGON

ANTHONY DEBONE, Chair

ALAN UNGER, Vice-Chair

TAMMY BANEY, Commissioner

cc: Baldwin Construction
PO Box 686
Albany, Oregon 97321

Sun Forest Construction
803 SW Industrial Way
Bend, Oregon 97702

Keeton-King Construction, Inc.
1815 Highway 126
Sisters, Oregon 97759

JP Prinz Co. LLC
66301 Gerking Market Road
Bend, Oregon 97701

Kirby Nagelhout Construction Company
20635 Brinson Blvd
Bend, Oregon 97707