

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION 96-1

Metropolitan Exposition-Recreation Commission Resolution 96-1 accepting the Bid of CMJ Construction, Inc., Portland, Oregon, and Authorizing the Chairman and Secretary/Treasurer to execute a Contract with CMJ Construction, Inc., for the Oregon Convention Center Information/Business Center and Catering Remodel.

Whereas, the Construction of a new Information/Business Center has been needed to replace the temporary structure currently occupying the Martin Luther King, Jr. Lobby of the Oregon Convention Center, in order to meet the demand of the users of the building for copying, fax, computer and other business center services, and to remodel the Catering Sales Office Area to accommodate their needs, and

Whereas, Commission Staff subsequently issued bid documents and obtained seven bids for said Project; and

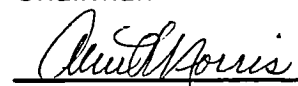
Whereas, Commission Staff reviewed all Bids and following extensive investigation and subsequent postponement of the initial attempt to award the contract on January 3, 1996, due to certain irregularities, found that CMJ Construction, Inc., submitted the lowest Responsible and Responsive Bid in the amount of \$76,671.00; and

Whereas, it is currently budgeted in the 95-96 Capital Budget, and Architectural, Engineering and permit fees are approximately \$6000.00; project contingency will be 5%, or \$3,833.55; and total anticipated project expenditure would be approximately \$82,671.00;

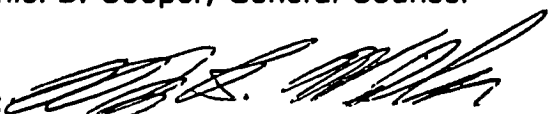
BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission hereby accepts the bid of CMJ Construction, Inc., Portland, Oregon, in the amount of \$76,671.00, and authorizes the Chairman and Secretary/Treasurer to execute a Contract with CMJ Construction, Inc., for the Oregon Convention Center Information/Business Center and Catering Sales Office Remodel.

Passed by the Commission on January 10, 1996.


Chairman


Secretary/Treasurer

APPROVED AS TO FORM:
Daniel B. Cooper, General Counsel

By: 
Mark B. Williams, Sr. Asst. Counsel

MERC STAFF REPORT

Agenda Item/Issue: Acceptance of Bid and Authorization to enter into Contract for Oregon Convention Center Information/Business Center and Catering Remodel

Resolution No. 96-1

Date: January 10, 1996

Presented by: Mark Hunter

Background and Analysis: Construction of a new Information/Business Center is needed to replace the temporary structure currently occupying the space in the Martin Luther King, Jr. Lobby of the Oregon Convention Center, in order to accommodate the increasing demand for copying, fax, computer and other services. Remodeling of the Catering Sales Area is necessary to consolidate staff into one office area and to create a conference room for sales meetings.

Financial Considerations: The current OCC 559 Capital Budget includes this project, the low responsible and responsive bid for which is \$76,671.00. Architectural, Engineering and Permit fees total approximately \$6,000.00; project contingency at 5% of the total bid is \$3,833.55. Total anticipated project expenditure would be approximately \$82,671.00.

Other considerations: Staff has reviewed the Low Bid submittals and has determined that CMJ Construction, Inc. of Portland, Oregon, is the lowest Responsible and Responsive Bidder. The lowest bid from Jim Miller Construction was determined to be non-responsive due to the failure to submit the proper bid bond material. (See attached Bid Tabulation.) METRO General Counsel has reviewed the bid submittals and following further investigation by MERC Staff regarding certain irregularities in the previous attempt to award the bid to CMJ on January 3, 1996, concurs that CMJ should be awarded the bid.

Recommendation: Staff recommends that the Commission accept by Resolution 96-1, the Bid of CMJ Construction, Inc., of Portland, Oregon, and authorize the Chairman and Secretary/Treasurer to execute a contract with CMJ Construction, Inc. for the sum of \$76,671.00, for the Oregon Convention Center Information/Business Center and Catering Sales Office Remodel.



METROPOLITAN EXPOSITION-RECREATION COMMISSION

BID TABULATION

On Tuesday, December 19, 1995, at 3:00 p.m. PT, in the MERC Conference Room, BIDS were publicly opened and read for the Oregon Convention Center (OCC) Information/Business Center Remodel. Bids were received as follows:

Inherent Quality Management 925 N.E. 34th Pl. Canby, OR 97013	\$82,987.00
First Cascade Corporation P.O. Box 2158 Lake Oswego, OR 97035	\$79,752.00
CMJ Construction 2256 Glenmorrie Dr. Lake Oswego, OR 97034	\$76,671.00
Todd Hess Building Co. 4707 S.W. Kelly Ave., Ste. 206 Portland, OR 97201	\$90,520.00
Jim Miller Construction P.O. Box 16513 Portland, OR 97216	\$75,405.00
G.W. Wilson Construction 13369 S.E. Kanne Rd. Portland, OR 97236	\$84,000.00
PHI Construction, Inc. 623 S.E. Mill St. Portland, OR 97214	\$107,878.00

Bids will be reviewed in accordance with the Bid Documents, and MERC staff will determine its decision regarding Bids Submitted as soon as possible.

Signed: *Mark Henth* Date: 12/20/95

Dist: Bidders, Plan Holders, MERC Staff



METROPOLITAN EXPOSITION-RECREATION COMMISSION

Ms. Gloria McMurtry
Commercial Interiors
c/o Reflections & Associates Inc.
446 N.E. Killingsworth
Portland, OR 97211

From: Mark Hunter, Construction/Capital Projects Manager

Re: Oregon Convention Center, Bid for Business/Info Center Remodel

Dear Ms. McMurtry:

This correspondence is a follow-up to our telephone conversations of yesterday regarding the potential award of the Business/Information Center Contract at the Convention Center to CMJ Construction, and their contention that they had contacted you regarding potential work on that project. As you had mentioned during our conversation, there was a possibility that someone in their office had previously spoken with someone in your office prior to the bid regarding potential work on this project. Subsequently, as of yesterday, you were following up with CMJ regarding this potential previous contact and would attempt to yet participate in the project if the scope of work was desirable to you, as CMJ yet desires your participation. In any case, you felt that CMJ had fulfilled their obligation to attempt to contract with you for this project.

Based on the aforementioned regarding this matter, MERC Staff will recommend to the Metropolitan Exposition-Recreation Commission at their regular meeting to be held on January 10, 1996, at 12:30pm, that the Commission award CMJ Construction the contract for this project.

Please contact me at your earliest convenience if you have any further comments or questions regarding this matter. My telephone and voice mail number is 731-7827.

Sincerely,
MERC


Mark Hunter

cc. Clifford M. Johnson, CMJ
MERC Commission
Mark Williams, METRO General Counsel
Pat LaCrosse, MERC General Manager
Jeff Blosser, OCC Facility Director