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June 23, 2025

**SOLICITATION ADDENDUM NO. 3  
REQUEST FOR PROPOSAL P&CC25-074-RFP  
Rock Creek B7 Chemistry Labs Renovation - CM/GC**

**THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE-CITED SOLICITATION ARE ANNOUNCED:**

This Addendum modifies the Request for Proposal (RFP) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the RFP document. Proposers must be responsive to any requirements of this Addendum as if the requirements were set forth in the RFP. Failure to do so may result in Proposal rejection. See the RFP regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Proposer Certification Form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your Proposal.

The RFP closing date **REMAINS UNCHANGED: July 10, 2025 at 2:00 PM Pacific Time**

**PURPOSE:** The purpose of this Addendum is to add Attachments, provide reminders, and answer questions.

**REMINDER:** A Public Proposal Opening Teleconference will be held immediately after Proposal Closing at 2:00PM on July 2, 2025. Any party wishing to attend this teleconference is invited to attend. Only the Proposer's firm or company name submitting a Proposal will be read aloud. The contents of the Proposals submitted will not be disclosed, nor will questions be entertained. The link to attend this teleconference is:

<https://portlandcc.zoom.us/j/98088552324?pwd=a9l4MhE1PR6ivq3Px3bHwWhaPMLO1C.1>  
Meeting ID: **980 8855 2324**, Passcode **226960**

**NOTE:** A jacket was left behind at the Pre-Proposal Conference. It can be retrieved in the lost and found at PCC's Rock Creek Public Safety Office located in Building 1.

**CHANGES:**

1. Add ATTACHMENT P – PRE-PROPOSAL SLIDES

2. Add ATTACHMENT Q – PRE-PROPOSAL ATTENDANCE SHEETS: From the Mandatory Pre-Proposal Conference held on June 18, 2025 at 9:30 AM (Pacific) at the Rock Creek Cascade Campus, Building 9, Event Center Room 122C.
3. Clarification of Estimated Construction Cost on ATTACHMENT G – PRICE SCHEDULE:  
A sentence below the chart listed \$3,500,000.00 in error. **\$3,000,000.00 (as listed in the chart) is the correct Estimated Cost of Construction to use in the calculations.**

## CLARIFICATIONS:

### Clarifications and Questions from the June 18, 2025 Pre-Proposal Conference

- Question: Do I need to have Attachment C notarized?  
Answer: Yes. If Attachment C is not notarized, your Proposal will be considered non-responsive and will not be considered.
- Question: (Regarding registering equipment for the Clean Air Construction Standard) Does this include all vehicles?  
Answer: No, this includes non-road equipment, dump trucks and concrete mixers at this time.
- Question: What is the architect's estimated budget for this project?  
Answer: \$3,000,000.00.
- Question: Will there be any concurrent projects in this area?  
Answer: Yes, potentially. BORA and Fortis Construction are working on project across the entire campus. There may be some things happening at that time. There also be some deferred maintenance on the skybridge on the west side of Building 7. It may be removed or upgraded.
- Question: I understand laydown space is limited. Will space be available for site trailers?  
Answer: Yes, we will work that out. We'll have a logistics conversation and we can make that happen.
- Question: I noticed that PCC requires parking permits. Will you provide a limited # of permits for us, or do you want us to bill you for the cost?  
Answer: We will provide 2 permits, one for your superintendent, and one for your project manager. We typically designate a space for crew parking in a nearby gravel lot.
- Question: Are most of the MEP (mechanical, electrical and plumbing) systems tying into the central system? Or are there any new dedication systems?  
Answer: No, they'll be tying in to the existing building systems. It's a like-for-like replacement for the fume heads.
- Question: For on-site managers, is there some spaces they can sit down and have a computer? office  
Answer: Yes, we can work with you on that. We carve out some space for a small office area.
- Question: Do you know if all the new cabinets are ASW certified?  
Answer: We will check on that. This question will be answered in the next Addendum
- Question: No testing is needed?  
Answer: We will do a hazardous materials survey and will manage any abatement that is needed.

Question: Regarding previous chemistry lab renovations, did you encounter any asbestos or lead in the remodel of the other labs?

Answer: PCC will have a 3<sup>rd</sup> party agency perform testing of the space, prior to construction to determine whether or not there are harmful materials present. These reports will be shared with the entire design/construction team. Removal of any identified materials will be performed by a separate PCC 3<sup>rd</sup> party certified contractor.

Question: Preferred recycling or donations? There are a lot of things here. Do you want them to go somewhere besides the dump?

Answer: Any donations need to go through our Central Distribution Warehouse. We will work with the Contractor to determine what can be donated or recycled.

Question: Will there be any teaming arrangements for this project?

Answer: Teaming arrangements are not included due to the smaller size of this project. You are welcome to include teaming arrangements in your proposal, it will not be included in scoring.

**-END of Addendum**

Gina Dowd  
Contract Specialist

# Portland Community College

## Rock Creek B7 Chemistry Labs CM/GC

Request for Proposals

Mandatory Pre-Proposal Conference

Wednesday, June 18, 2025

9:30 AM

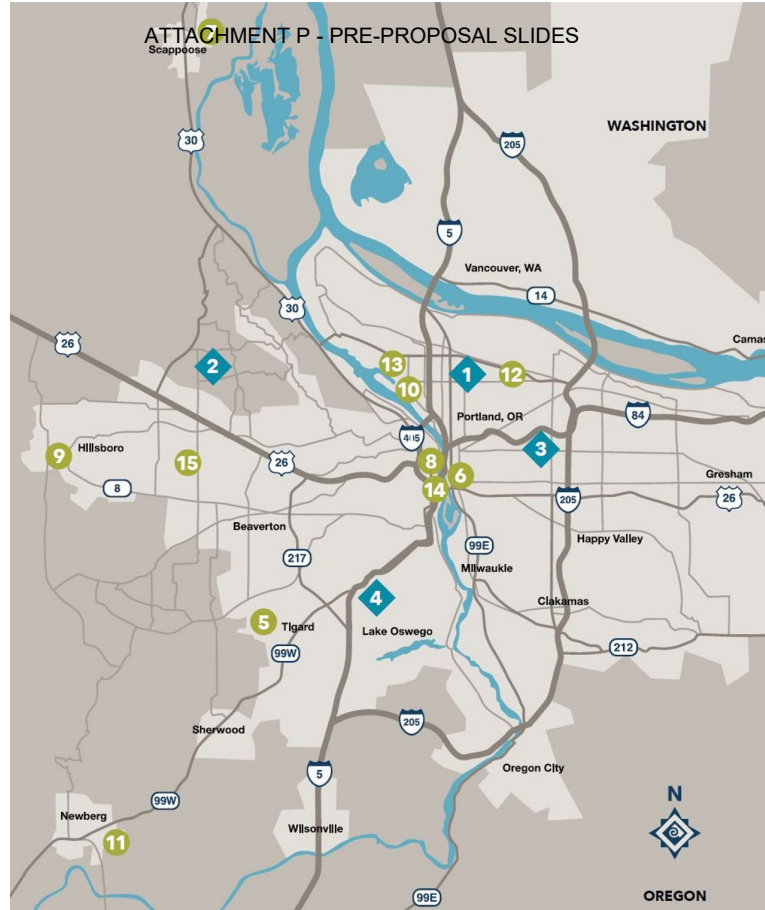
**WELCOME!**

## AGENDA

<b>9:30</b>	Welcome	<b>John A. MacLean</b> Finance & Procurement Manager Office of Planning & Capital Construction
<b>9:40</b>	Project Scope	<b>Julie Yeager-Walker</b> Project Manager Office of Planning & Capital Construction
<b>9:50</b>	Small Business Development Program	<b>John A. MacLean</b> Vendor Diversity Coordinator Office of Planning & Capital Construction
<b>9:55</b>	Equity Goals Scope & Clean Air Construction Program	<b>John A. MacLean</b> Finance & Procurement Manager Office of Planning & Capital Construction
<b>10:10</b>	Questions	

# Portland Community College

- 4 campuses
- 10 centers
- 5 counties
- 60,000 students annually
- Largest higher-ed institution in Oregon
- Open Admission Policy
- College Mission of Equitable Student Success



## CAMPUSES

- 1 Cascade
- 2 Rock Creek
- 3 Southeast
- 4 Sylvania

## CENTERS AND OTHER LOCATIONS

- 5 Carolyn Moore Writers House
- 6 CLIMB Center for Advancement
- 7 Columbia County Center
- 8 Downtown Center
- 9 Hillsboro Center
- 10 Maritime Welding Training Center
- 11 Newberg Center
- 12 Portland Metropolitan Workforce Training Center
- 13 Swan Island Trades Center
- 14 Vanport Building
- 15 Willow Creek Center

**ATTACHMENT C - AFFIDAVIT OF NON-COLLUSION /  
COMPLIANCE WITH TAX LAWS**

# ATTACHMENT C -AFFIDAVIT OF NON-COLLUSION / COMPLIANCE WITH TAX LAWS

- Required to be notarized!
- 98% of all non-responsive proposals are due to the Affidavit of Non-Collusion / Compliance with Tax Laws attachment not having a notarization.

Notarize Attachment C!

Ensure your proposal is not deemed non-responsive!

(Proposer)

I state that:

- (1) The correct taxpayer identification numbers are:  
A. Federal Employer ID Number (EIN): \_\_\_\_\_ B. Employer's Oregon ID Number: \_\_\_\_\_
- (2) Proposer is not subject to backup withholding because (i) Proposer is exempt from backup withholding, (ii) Proposer has not been notified by the IRS that Proposer is subject to backup withholding as a result of a failure to report all interest or dividends, or (iii) the IRS has notified Proposer that Proposer is no longer subject to backup withholding;
- (3) The price(s) and amount of this Proposal must be arrived at independently and without consultation, communication or agreement with any other Supplier, Proposer or potential Proposer, except as disclosed on the attached appendix.
- (4) That neither the price(s) nor the amount of this Proposal, and neither the approximate price(s) nor approximate amount of this Proposal, will be disclosed to any other firm or person who is a Proposer or potential Proposer, and they will not be disclosed before Contract award.
- (5) No attempt has been made or will be made to induce any firm or person to refrain from proposing on this Solicitation, or to submit any noncompetitive Proposal or other complementary Proposal.
- (6) The Proposal of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Proposal.
- (7) \_\_\_\_\_ (name of firm), its affiliates, subsidiaries, officers, directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted of or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to proposing on any public contract, except as described in the attached appendix.

I state that \_\_\_\_\_ (name of firm) understands and acknowledges that the above representations are material and important, and will be relied on by Portland Community College in awarding the contract(s) for which this Proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is and will be treated as fraudulent concealment from Portland Community College of the true facts relating to the submission of Proposals for this contract. I am authorized to act on behalf of Proposer, and have authority and knowledge regarding Proposer's payment of taxes, and to the best of my knowledge, Proposer is not in violation of any Oregon tax laws, including, without limitation, those tax laws listed in ORS 305.380(4), the elderly rental assistance program under ORS 310.630 to 310.706; and any local taxes administered by the Oregon Department of Revenue under ORS 305.620.

➔ \_\_\_\_\_  
(Affiant's Signature)

STATE OF OREGON

County of \_\_\_\_\_

Signed and sworn to before me on \_\_\_\_\_ by \_\_\_\_\_  
(date) (Affiant's name)

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Changes in Oregon Retainage Laws

- All Public Improvement Projects over \$100,000 have 5% retainage withheld
  - Contractors can choose one of three methods to account for retainage
    - Have PCC withhold 5% retainage in an interest bearing account - current rate is around 2%
    - Post a retainage bond with PCC and have 100% of the pay app paid out. Cost of the retainage bond should be in your proposal i.e. not a separate cost to PCC.
    - Post securities (e.g. US T-Bills, Oregon issued general obligation bonds, irrevocable letter of credit from an approved financial institution) and have 100% of the pay app paid out.
  - Your subcontractors have the same choices - you cannot direct them to match the same choice as you.



ATTACHMENT P - PRE-PROPOSAL SLIDES

## Solicitation Schedule

Deadline for Questions & Substitution Requests	June 24, 2025 - 2:00 PM
Answers to Questions & Decisions regarding Substitution Requests to be Published as an Addendum	On or about July 2, 2025
Closing	July 10, 2025 - 2:00 PM
Notice of Intent to Award (NOI)	On or about August 19, 2025

# Project Overview

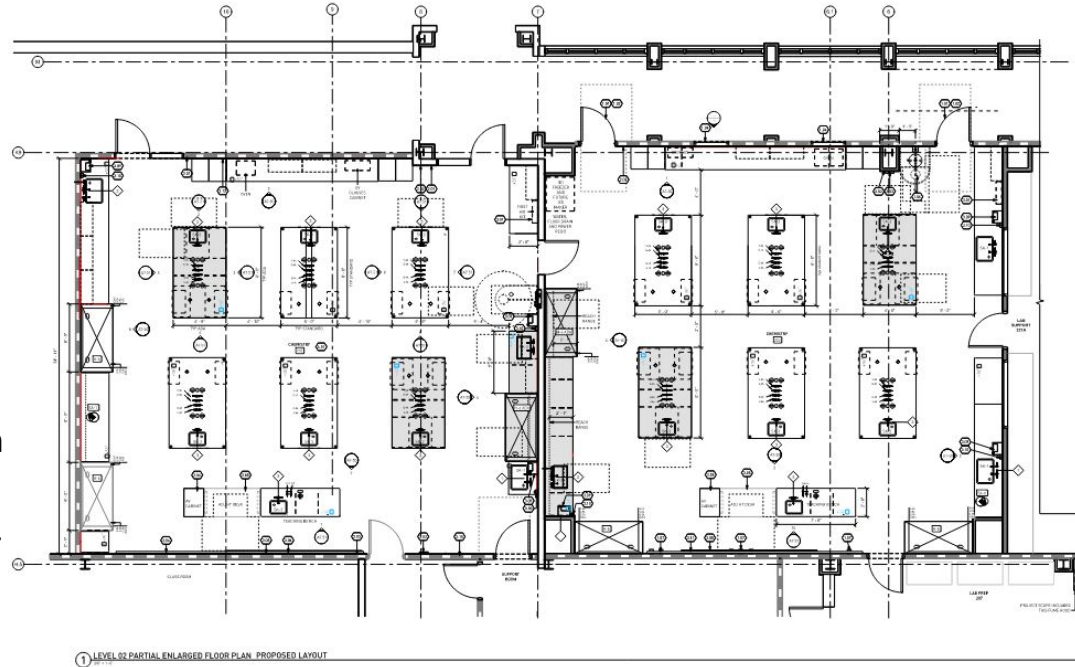
Renovation of two chemistry labs to provide improved learning experiences while providing new lab equipment and technology and enhanced accessibility. Rooms 223 & 225 will be fully remodeled and rooms 217 & 221A will have limited scope.



- 3,185 sf of renovation
- Similar remodel to the 2017 organic chemistry labs, rooms 221 & 217A, with similar systems & finishes
- Improve ventilation with new fume hoods
- Improve universal accessibility
- New sinks, casework, and upgraded vacuum systems
- Improved electrical, data, and mechanical systems
- Occupied building will require careful coordination with Facilities (FMS) to maintain daily operations
- Consideration of the impacts to the first floor occupants
- Limited construction laydown area which will require “just in time” deliveries

ATTACHMENT P - PRE-PROPOSAL SLIDES

## Scope of Work



ATTACHMENT P - PRE-PROPOSAL SLIDES



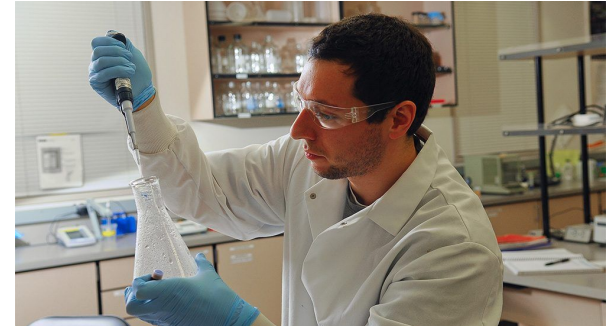


- Bassetti Architects and PAE have been hired for design
- Projected opening of chemistry labs Fall 2026



Proposed Schedule:

- June-October 2025 - Design
- June 2025 - CM/GC out for solicitation
- August 2025 - Contractor on board
- Mid October 2025 - Design complete, submit for permits
- March 2026 - Construction start
- September 2026 - Construction complete and Chemistry Labs open



## Workforce and Contractor Development Requirements

Portland Community College acknowledges a responsibility to impact the long-term wealth position of skilled craftworkers and small contracting businesses on bond-funded projects

PCC's commitment to actively promoting fair access, opportunity and proportional utilization is an extension of the College's mission statement

- a) Workforce Training and Hiring Program
- b) Small Business Development Program
- c) Respectful Worksite Program



# Workforce Development and Apprentice Utilization Requirements

In response to critical workforce shortages as reported in the **2024 Workforce Market Study** commissioned by the Interstate Bridge Replacement Project, the College is committed to promoting fair access to construction trade careers

One top priority is to ensure craftworker access, opportunity, development and retention on all construction projects



## Workforce Training and Hiring Program: A Summary

- Sub contract value \$50,000.00 or greater in labor value must submit a **Workforce Plan**
- Outlines:
  - A realistic approach for broad worker outreach
  - Demonstrates the path to the College's requirement that 20% of labor hours be worked by registered apprentices [**by contractor, by trade**]
- contracts > \$50k in labor value must report labor hours LCP Tracker





## Subcontracting Opportunity for Small Businesses

State of Oregon's Disparity Study documented an underutilization of subcontractors when compared to availability

The College is committed to expanding opportunity and capacity-building for subcontractors and small businesses in our district

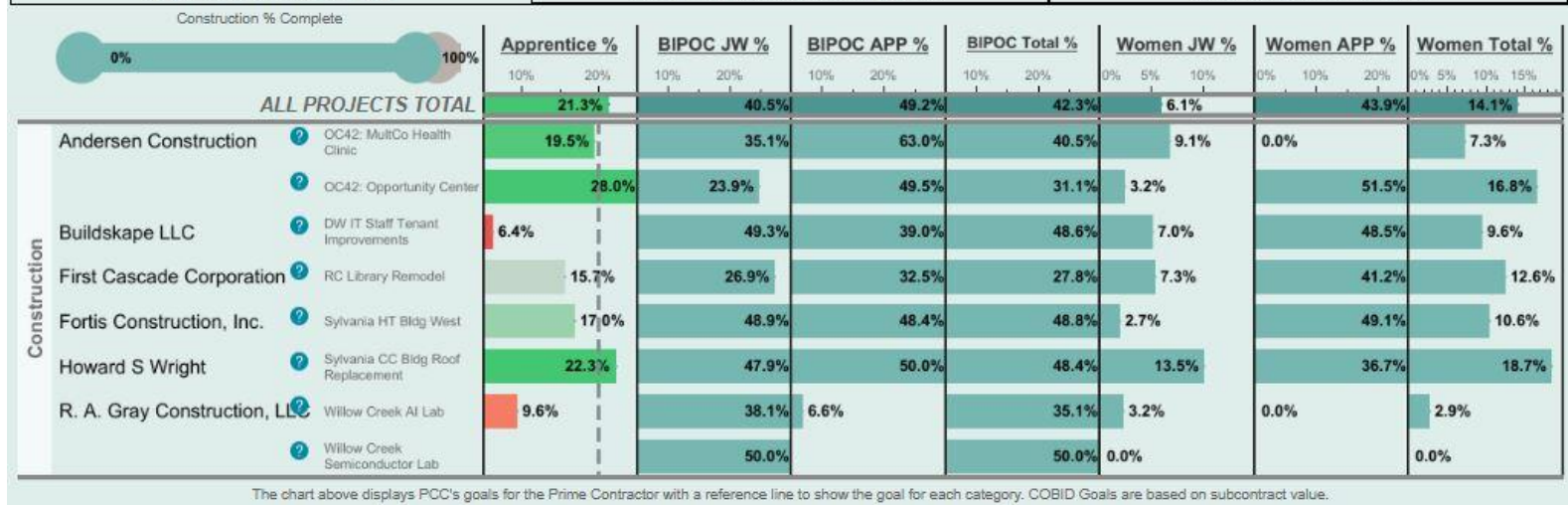
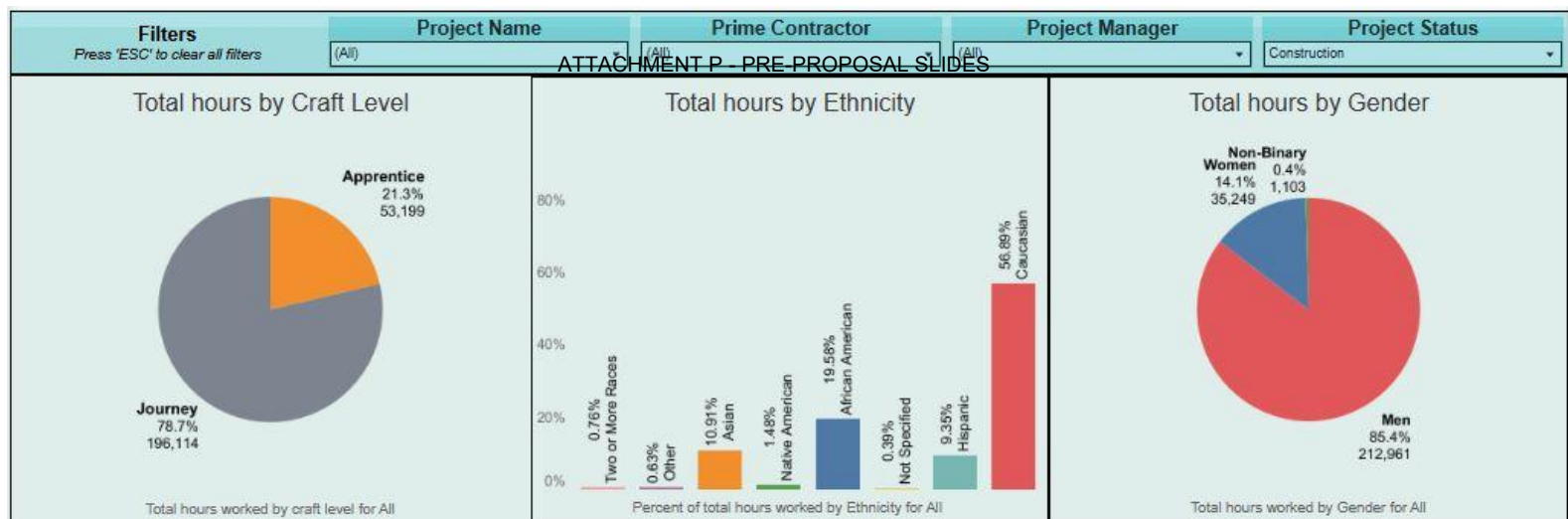
PCC values building relationships with prime contractors that are actively investing in the utilization and development of small businesses



## Small Business Development Program: A Summary

- Good Faith Effort outreach to subcontractors
- Notifying Trade Association in the College's district of all subcontracting opportunities and performing outreach to members
- Utilize databases of agencies and organizations that certify small business eligibility and ownership as outlined in the College's SBD Program
- Reporting subcontractor payments in the College's tracking system by the 5th of each month





## Promoting Respectful Worksites on PCC Construction Projects

PCC requires construction worksites free of behaviors rooted in hostility, bullying, harassment, hazing, isolation or exclusion.

*A Respectful Worksite is defined as a worksite that is appropriate, productive, safe and free from behaviors that may undermine workers' job performance, physical safety, psychological safety, productivity, inclusion, retention, equitable access to meaningful work, and/or efficiency*

PCC's trade partners shall take all necessary and reasonable steps to ensure that all workers have the opportunity to fully participate on PCC construction projects

### **11.4.1 Requires implementation of a program**







**Questions specifically about  
Workforce Pathways, Small  
Business Development or  
Respectful Worksite  
Programming?**

**Janaya.Bjornstrom@pcc.edu**  
Vendor Diversity Coordinator

**Amy.JamesNeel@pcc.edu**  
Workforce & Contracting Equity Manager



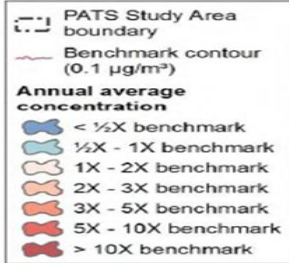


# Clean Air Construction Standard

Taking local action for health and  
air quality



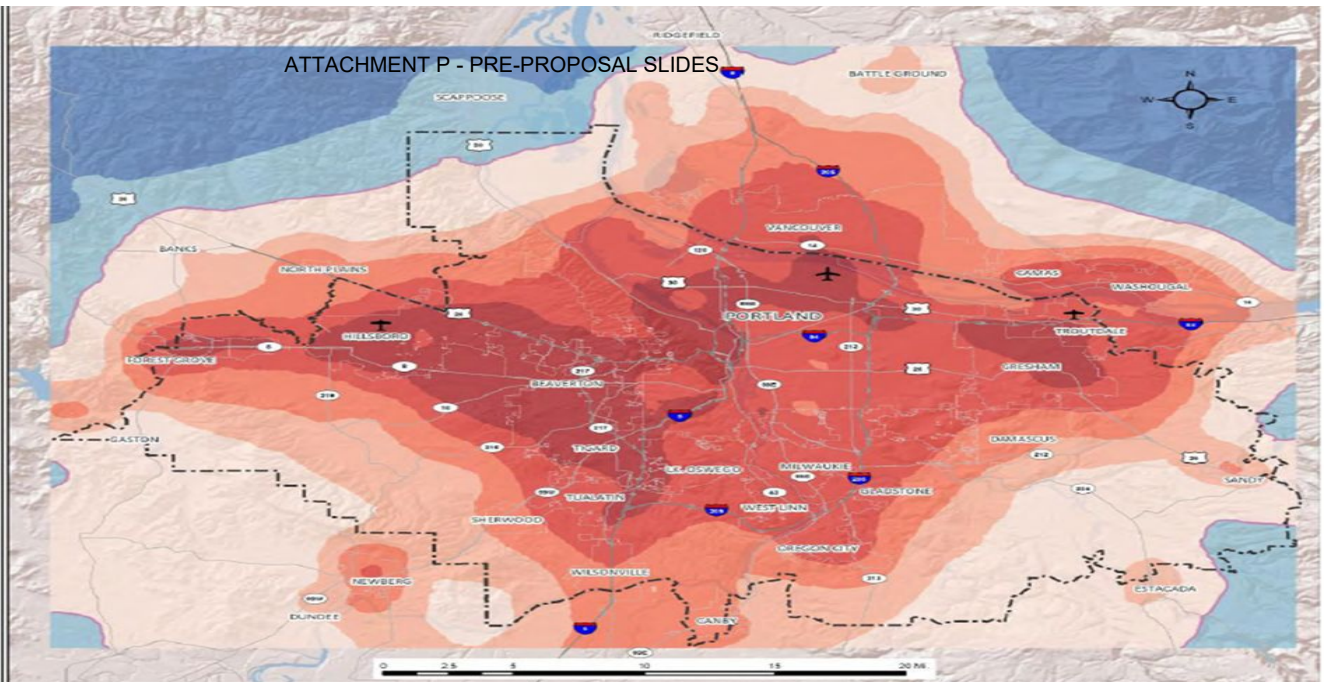
# PATS 2017 MODELING RESULTS DIESEL PARTICULATE MATTER ALL SOURCES



NOTE: Areas beyond the modeling domain (color-shaded region) are beyond the scope of this project.

REFERENCES:  
Concentration data from DEQ Portland Air Toxics Study (PATs)  
Basemap from Metro and ESRI data.

## ATTACHMENT P - PRE-PROPOSAL SLIDES



# Regional Air Quality



# Regional & Collaborative



State of Oregon  
Department of  
Environmental  
Quality



# Regional Contracting Goal

1. Cleanest available engines
  - Nonroad - EPA Tier 4 DPM standards
  - On-Road - 2007 model or newer dump trucks and concrete mixers
2. Retrofitted with an emissions control device following a Best Available Control Technology (BACT) approach for reducing diesel particulate matter
3. Alternative fuel vehicles or equipment

# Implementation Timeline

Phase-In Date (January 1)	Nonroad > 25 hp	On-Road
2020	Idle Reduction Requirements	
2022	Tier 0 Engines Restricted	
2023	Tier 1 Engines Restricted	
2024	Tier 2 & 3 Engines Restricted *	Pre-2007 Engines Restricted *
2025	Tier 4 & 2007+ Engines only; Retrofit Options Restricted *	

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\* COBID exemptions apply

# The Yard

- Online registration database
- Allows tracking of CAC projects
  - Owner Construction Manager
  - Contractors
  - Rental equipment
  - Audit capability

[Portland.gov/cac/TheYard](https://portland.gov/cac/TheYard)

City of Portland contact: [Nicole.Forbes@portlandoregon.gov](mailto:Nicole.Forbes@portlandoregon.gov)



# Questions



ATTACHMENT Q - ATTENDANCE SHEETS  
Planning & Capital Construction

Attendance Sheet

Rock Creek B7 Chemistry Labs CM/GC

P&CC25-074-RFP Mandatory Pre-Proposal Meeting

Wednesday, June 18, 2024 9:30 AM

PLEASE PRINT	PLEASE PRINT		PLEASE PRINT			
Name	Organization / Address	Phone Number	Email Address	Prime Contractor	Sub-Contractor	COBID Certified
John Dudley	8285 SW Nimbus Ave Bemmerlin OR	503-351-6126	Bids@build-scape.com	+		+
Natasha Zhuchanya	Zana construction 2027 SE Jefferson St Suite 202 Milwaukie OR	503-659-1347	Natasha@zanaconstruction.com		+	+
JULIE PFLUCKE	2344 NW 24th POX	971-378-7051	JAFUCKE@RJCONSTRUCTION LLC	+		
Jason Petronek	R4S 2344 NW 24th POX	503-702-2567	JPetronck@R5construction.biz	X		
Kaivy Park	HSW	503 220 0895	PARKK@HSWC.com	✓		
David Bridgman	First Cascade	503 499-8985	madisonp@FirstCascade.com	✓		



Planning & Capital Construction  
ATTACHMENT G ATTENDANCE SHEETS

Attendance Sheet

Rock Creek B7 Chemistry Labs CM/GC

P&CC25-074-RFP Mandatory Pre-Proposal Meeting

Wednesday, June 18, 2024 9:30 AM

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

Name	Organization / Address	Phone Number	Email Address	Prime Contractor	Sub-Contractor	COBID Certified
Courtney Brockman	Truebeck Construction Courtney.Brockman@truebeck.com	(971) 320-0280	see left	X		
Connie Graybeal	INLINE	503-718-1295	Bids@inline-cc.com	X		
Eric Ross	Ross Builders NW	503-523-6868	bids@rossbuildersnw.com	X		
Cameron Tormis	Cb Construction	503-409-1743	c.tormis@cbconst.us d.howard@cbconst.us	X		
Daniel M Kim	Red Bull Development	971-404-1176	US007365@redbullddevelopment.com	X		
CEA16 SHETERMIL	BLACKAMP & JAEGER	503-655-9151	CEA16@BLACKAMP-JAEGER.COM	X		



Planning & Capital Construction  
ATTACHMENT C ATTENDANCE SHEET

Attendance Sheet

Rock Creek B7 Chemistry Labs CM/GC

P&CC25-074-RFP Mandatory Pre-Proposal Meeting

Wednesday, June 18, 2024 9:30 AM

PLEASE PRINT

PLEASE PRINT

PLEASE PRINT

Name	Organization / Address	Phone Number	Email Address	Prime Contractor	Sub-Contractor	COBID Certified
June Condruk	Robert Evans Company	503-435-1691	june@robertevansco.com	YES		N
PETE CHELICO	BUILDSKAPE	503-351-6126	pete@build-scape.com	YES		Y
Marcus Klein	Fortis Construction	971 246 3404	Marcus.Klein@fortisconstruction.com	X		
ARI BACHARACH	BACHARACH CONSULTING	971 256 7125	ARI@BCLBPDx.COM BIDS@BCLBPDx.COM	X	X	N
RON WHITE	BESTHg	503-626-1700	RON@BESTHg.NET		Community Engagement	YES



