



REQUEST FOR BIDS (RFB)

RFB Number & Title:

2526-01
Douglas Loop Trail Improvements
Site Contractor RFB
Clackamas Community College
Oregon City, OR

Place of Submission:

Barlow Hall – Business Office, Room 206
Clackamas Community College
19600 Molalla Avenue
Oregon City, OR 97045

Voluntary Walk-Through

Wednesday, January 7, 2026 at 1:00 pm
Lakeside Hall 19600 Molalla Ave
Oregon City, OR 97045

Date & Time of Opening:

Thursday, January 22, 2026 at 2:00pm

To Be Opened By:

Elizabeth Cole
Purchasing Agent
503-594-3086

PURCHASING DEPARTMENT

19600 Molalla Avenue
Oregon City, OR 97045-7998
Phone: 503-594-3086
Fax: 503-722-5879
Email: purchasing@clackamas.edu

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INTRODUCTION

Clackamas Community College (hereinafter called “College”), acting on behalf of its Board of Directors, seeks qualified Site Contracting firms to submit bids related to providing services for the benefit of the College and/or other public entities that may, by interagency agreement, contract with the College. This contract will be to provide services for the project described in this document.

The intent of this Request for Bid Package is to contract with a Site Contractor to provide Construction services for improvements to the Douglass Loop Trail at Clackamas Community College in Oregon City, OR. The selected contractor will be required to provide the College with a Lump Sum for the project.

No officer or employee of the College has any authority to place any interpretation, either verbal or written, upon the foregoing or annexed specifications. Any clarification which may be required must be obtained from the Purchasing Office.

The College reserves the right to reject any and all bids as permitted by Oregon Statute, Administrative Rule, and the Community College Rules of Procurement and to waive minor irregularities when, in the opinion of the Purchasing Agent, it is in the best interests of the College to do so, and when doing so in no way creates an unfair situation for other bidders.

SECTION 1. GENERAL INFORMATION

1.1 Description of the College

Clackamas Community College is an accredited public two-year institution offering comprehensive programs in college transfer, professional technical training, continuing education, and developmental learning skills. Formed in 1966, the College is a fiscally independent municipal corporation, governed by a seven-member Board of Education elected by zones. The College’s budget and Comprehensive Annual Financial Report are available at <https://www.clackamas.edu/about-us/leadership/budget>

1.2 Scope of Request for Bids

This Request for Bid (RFB) contains administrative and procedural instructions for preparation and submittal of qualifications, explanation of how the submittals will be evaluated, and conditions that will be included in any contract(s) which may be awarded as a result of the RFB.

1.3 Construction Documents and Specifications

The included **Construction Documents and Specifications** are the basis of the work that is expected to be completed under this RFB. Additionally, this work is to minimize interruption of the college’s operations and it is expected that the selected firm will review any identified potential risks with the Owner for review and assessment.

Section 1: General Information**1.4 Schedule of Events**

Request for Bid Issued:	December 17, 2025
Non-Mandatory pre-bid conference/job-walks:	January 7, 2026
Inquires/Questions Due:	January 12, 2026
CCC Responses to Questions:	January 16, 2026
Bids Due:	Thursday, January 22, 2026
Intent to Award:	January 26, 2026
Board Approval:	February 18, 2026
Contract Start:	March 2, 2026

1.5 Contract

- 1.5.1 AIA A101-2017 Agreement between Owner and Contractor where the basis of payment to the Contractor is on a stipulated sum (fixed price) w/modifications.
- 1.5.2 AIA A201-2017 General Conditions of the Contract for Construction (w/modifications)

1.6 Prevailing Wage

- 1.6.1 This is a public works contract subject to the **Prevailing Wage as per ORS 279C.800 to 279C.870.**
- 1.6.2 Contractors will provide the College with copies of certified payroll certifying the hourly rate of wage of each worker who the contractor or subcontractor has employed upon this public works. Certified payroll will be submitted weekly to the Office of Purchasing, Clackamas Community College.
- 1.6.3 The prevailing wage fee shall be paid by the Contractor to BOLI before starting work on this project.
- 1.6.4 See www.oregon.gov/boli for state prevailing wage rates associated with this contract. Use Publication Prevailing Wage Rates for Public Works Contracts in Oregon BOLI dated July 1, 2025 with amendments. OAR 839-025-0020.
- 1.6.5 Contractors and every subcontractor must have a public works bond filed with the Construction Contractors Board before starting work on the project. ORS 279C.830(3).
- 1.6.6 If contractor fails to pay for labor and services, the agency can pay for them and withhold these amounts from payments to the contractor. ORS 279.515; OAR 839-025-0020(2)(a).
- 1.6.7 Contractor must pay daily, weekly, weekend, and holiday overtime as required. ORS 279C.540; OAR839-025-0020(2)(b).

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- 1.6.8 Contractor will give each worker a written notice of the number of hours per day and days per week they may be required to work. OAR 839-025-0020(2)(c).
- 1.6.9 Contractor must make prompt payment for all medical services for which the contractor has agreed to pay, and for all amounts for which the contractor collects or deducts from the worker's wages. ORS 279C.530; OAR 839-025-0020(2) (d).
- 1.6.10 Workers must be paid not less than the applicable state or federal prevailing wage rate, whichever is higher. ORS 279C.830(1)(c); OAR 839-025-0020(3).
- 1.6.11 Davis-Bacon covered construction projects to ensure that the proper Davis-Bacon wage determination(s) is/are applied to such construction contracts(s). (See [29 CFR 1.5](#) and [1.6\(b\)](#)).
- 1.6.12 No bid will be received or considered unless the bid contains a statement by the bidder that ORS 279C.840 will be complied with.

1.7 Resident Bidder

Each bid must identify whether the bidder is a resident bidder, as defined in ORS 279A.120.

1.8 License

Contractor must be licensed under ORS 468A.720. A bid may not be received or considered by the College unless the bidder is licensed by the Construction Contractors Board.

1.9 Core Values

Clackamas Community College is committed to its core values of Learning, Equity, Student Success, Community and Belonging. Firms are expected to demonstrably embody these values in practice. This includes promoting continuous learning and professional development within your team and among subcontractors, utilizing inclusive practices on job sites, especially when working with diverse stakeholders, fostering student success, and supporting community.

1.10 Performance Bond, Payment Bond, and Bid Bond

A performance bond and payment bond in the amount of the full contract price must be issued by a surety company or companies holding a certificate of authority to transact surety business in Oregon as defined in ORS 279C.380.

A 10% Bid Bond must be submitted with the bid.

1.11 Insurance Requirements

- 1.11.1 Contractor shall secure, at Contractor's expense, and keep in effect during the term of any Contract, **Worker's Compensation Insurance** in compliance with

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ORS 656.017, which requires subject employers to provide Oregon worker's compensation coverage for all their subject workers.

- 1.11.2 Contractor shall secure, at Contractor's expense, and keep in effect during the term of any Contract, occurrence form commercial **general liability and automobile liability insurance** for the protection of Contractor, College, its Board of Directors, officers, agents, and employees. Coverage shall include personal injury, bodily injury (including death), and broad form property damage, including loss of use of property, occurring in the course of or in any way related to Contractor's operations, in an amount not less than two million dollars (\$2,000,000.00) combined single limit per occurrence and in an amount not less than four million dollars (\$4,000,000.00) aggregate for general liability.
- 1.11.3 Contractor will be required to provide College with evidence of **professional errors and omissions liability insurance** for the protection of Contractor and its employees, insuring against bodily injury and property damage and arising out of or resulting from Contractor's negligent acts, omissions, activities or services, in an amount not less than two million dollars (\$2,000,000.00) combined single limit per occurrence and in an amount not less than four million dollars (\$4,000,000.00) aggregate for professional liability. Such insurance shall be endorsed to include contractual liability.
- 1.11.4 **Notice of cancellation or change.** There shall be no cancellation, material change, reduction of limits, or intent not to renew the insurance coverage(s) without 30 days written notice from the Contractor or its insurer(s) to Clackamas Community College.
- 1.11.5 **Certificates of Insurance.** As evidence of the insurance coverage required by this Contract, the Contractor will be required to furnish acceptable insurance certificates to Clackamas Community College prior to issuance of a Notice to Proceed. The certificate will specify all of the parties who are Additional Insured. Insuring Companies or entities are subject to Clackamas Community College acceptance. If requested, complete copies of insurance policies; trust agreements, etc. shall be provided to Clackamas Community College. The Contractor shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

1.12 Closing Date for Submittal

- 1.12.1 Interested firms must submit their Bids **via email** no later than Thursday, January 22, 2026 at 2:00pm PDT and the First Tier Subcontractor List before 4:00pm PDT to:

Elizabeth Cole
Purchasing Barlow 206 f
Clackamas Community College
19600 Molalla Avenue
Oregon City, OR 97045
Ph. 503-594-3086
purchasing@clackamas.edu

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1.12.2 It is entirely the responsibility of the bidder to deliver their bid on time. No late bids will be accepted. No faxed bids will be accepted.

1.12.3 All Bids shall be submitted electronically to purchasing@clackamas.edu.

1.13 Right of Award or Rejection

Submittal of bids shall indicate to College that the firm accepts all the terms and conditions contained in the RFB and associated documents. It is understood that all submittals shall become a part of the public file on this matter without obligation to the College.

The College may reject any bid that does not comply with all the prescribed submission procedures and requirements in this Request for Bid, and College may, for good cause, reject any or all submittals, or any part of a submittal, upon a finding of college that it is in the public interest to do so.

1.14 Inquiries

Questions that arise during preparation of the Bid shall be submitted in writing to purchasing@clackamas.edu

The Purchasing Agent must receive all questions no later than 2:00pm, Friday January 9, 2026.

The College's E-mail address is: purchasing@clackamas.edu

Each submittal shall list a responsible person and telephone number where that person can be reached if contact is necessary during the Bid review.

1.15 Amendments

College reserves the right to amend the RFB prior to the date of submission. Amendments will be posted on the College Purchasing website at <https://www.clackamas.edu/about-us/purchasing/request-for-proposals> and emailed to those who attend the voluntary pre-bid conference.

1.16 Withdrawal

If a contractor wishes to withdraw submittal, it must be withdrawn prior to the due date. A written request to withdraw must be signed by the authorized representative of the firm and sent to the Purchasing Agent, at the address specified above.

Section 1: General Information**1.17 Protest Procedures****1.17.1 Solicitation Protest**

Prospective contractors may submit a written protest, or request for change, of particular solicitation provisions, specifications, or contract terms and conditions to the college no later than seven calendar days prior to the close of the solicitation. Such protest or request for change shall include the reasons for the protest or request, and any proposed changes to the solicitation provisions, specification, or contract terms and conditions. No protest against selection of a contractor or award of a contractor contract, because of the content of solicitation provisions, specifications or contract terms and conditions shall be considered after the deadline established for submitting such protest.

1.17.2 Selection Protest

Every contractor who submits a bid in response to an RFB shall be copied with the selection sent to the qualified, responsive, and lowest cost contractor. A contractor, who has submitted a bid and claims to have been adversely affected or aggrieved by the selection of a competing contractor, shall have ***seven calendar days after receiving the notice of selection to submit a written protest*** of the selection to the College Purchasing Agent. To be adversely affected or aggrieved, a protester must claim that the protester was the highest ranked contractor eligible for selection, i.e., the protester must claim that

all other contractors were ineligible for selection because their bids were non-responsive or the contractors non-responsible. The College shall not consider a selection protest submitted after seven calendar days from the notice of selection.

1.17.3 Protest Review

The Purchasing Agent shall have the authority to settle or resolve a written protest submitted in accordance with sections 1.17.1 and 1.17.2. The Purchasing Specialist shall promptly issue a written decision of the protest.

1.17.4 Protest Submission

All protest submissions shall be clearly identified and submitted to:

Elizabeth Cole
Barlow 205i, Purchasing
Clackamas Community College
19600 Molalla Avenue
Oregon City OR 97045
Ph: 503-594-3086
purchasing@clackamas.edu

1.18 Public Information

All submittals are public information after the opening and all protests are public information after the protest period ends. Any person may request copies of public information. If any part of a submittal or protest is considered a trade secret, the bidder must clearly designate that portion as confidential in order to obtain protection, if any, from disclosure at the time of submission. Price is not considered a confidential item. In the event of a public records request, firms will be notified prior to the release of any information.

1.19 Other Government Agency Participation

The bidder submitting this proposal agrees to extend identical prices and services under the same terms and conditions to all regional public agencies. Quantities stated in this proposal reflect Clackamas Community College only. Each participating agency will execute its own contract with the lowest responsible/responsive bidder for its requirements.

Any proposer, by written notification included with their proposal, may decline to extend the prices and terms of this proposal to any, and/or all public agencies.

Section 2: Scope of Services**SECTION 2. SCOPE OF SERVICES/WORK****2.1 Scope of Services/Work**

The Site Contractor shall provide Construction Services for Design-Bid-Build delivery model. By submitting a bid, the Contractor will bid the project per construction documents and specifications, meeting the anticipated project timeline noted in 2.4 below.

The Construction Services are for the benefit of the College. Basic services may include, but will not be limited to, construction services for the Design-Bid-Build delivery model of the Douglas Loop Trail Improvements project. This project will involve working and coordinating with the College, Wenaha Group (the College's program and construction project manager), faculty, and college community partners. See Exhibit D: Douglas Loop Trail Improvements Specifications, Exhibit E: Douglas Loop Trail Improvements Construction Documents.

Various events and classes will be taking place on the campus throughout the construction period.

2.2 Background

Clackamas Community College (CCC), founded in 1966, is a values-driven, student centered organization whose mission guides its collective decision making. Over 90 career and technical programs are offered, including associate degrees, college transfer degrees, career technical education, literacy/basic skills, community education, business training, and partnership for four-year degree completion programs. The CCC main campus is located in Oregon City with branch campuses in Clackamas and Wilsonville.

In November 2024, Clackamas Community College District voters approved a \$125-million-dollar bond for the purpose of constructing new buildings, providing remodeling and renovation to existing buildings, and addressing deferred maintenance items. The college also has \$8 million dollars in State match and \$5 million dollars to be raised by the Foundation for a total of \$138 million dollars; of that, \$30 million dollars from the Bond has been slated for Campus Wide deferred maintenance which includes the Douglas Loop Trail Improvements project.

2.3 Project Description

The Douglas Loop Trail Improvements project entails expansion of the paving to fill gaps in the existing walking trail at Clackamas Community College in Oregon City, OR. Additionally, enhancements such as bollards, restriping, benches, ADA ramps, crosswalks, speed humps, new plantings, and a water fountain are planned.

Section 2: Scope of Services

2.4 Anticipated Project Timeline

1. Permitting	January 2026
2. Construction Mobilization/Start	March 2026
3. Substantial Completion	TBD
4. Closeout	TBD

2.4.1 The Engineer for the Douglas Loop Trail Improvements project is 3J Consulting.