

**RESOLUTION NO. 1787**

**A RESOLUTION OF THE CITY OF WILSONVILLE APPROVING THE BID PROCESS; ACCEPTING THE LOWEST RESPONSIBLE BID; AWARDING A CONSTRUCTION CONTRACT TO S&K PAINTING, INC., THE LOWEST RESPONSIBLE BIDDER; VERIFYING FUND AVAILABILITY; FOR THE PROJECT KNOWN AS THE ELLIGSEN RESERVOIRS PAINTING AND LEAD ABATEMENT PROJECT.**

WHEREAS, the adopted budget for the 2002/03 fiscal year includes an appropriation of \$470,000 (design and construction) to Repaint Elligsen 2.2 MG & 3.0 MG Reservoirs (the Elligsen Reservoirs Painting and Lead Abatement Project); and

WHEREAS, a Request for Qualifications for the Elligsen Reservoirs Painting and Lead Abatement Project was duly advertised in the Daily Journal of Commerce, a newspaper of general circulation, on June 3, 2002; and

WHEREAS, five (5) contractors submitted Statements of Qualification which were evaluated by a staff technical review committee and all five (5) contractors were considered responsible bidders and invited to bid on the Elligsen Reservoirs Painting and Lead Abatement Project; and

WHEREAS, three (3) sealed bids were received on July 3, 2002, prior to 10 a.m., local time, at the Community Development Department, 8445 SW Elligsen Road, Wilsonville, Oregon. Bids were then opened individually and separately read aloud after 2 p.m., local time, July 3, 2002. The design engineer's recommendation and summary of bids is marked "Exhibit A", attached hereto and incorporated herein; and

WHEREAS, the lowest bid of \$285,700.00 by S&K Painting, Inc. is, upon recommendation of the City Engineer, responsive and balanced, satisfactory in all respects; and

WHEREAS, in the public interest the City Council acting as the Local Contract Review Board may exercise its rights to reject any bids and waive informalities as reserved in its Invitation To Bid; and

WHEREAS, the City of Wilsonville desires to execute a Construction Contract Agreement in a timely manner.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

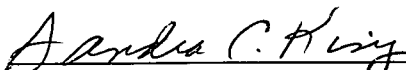
1. The City Council acting as the Local Contract Review Board finds and concludes:
  - a. The recital of findings above are incorporated by reference herein.
  - b. The bid of S & K Painting, Inc. is deemed responsive. S&K Painting, Inc. is the lowest responsible bidder and is qualified for the work.
2. Subject to the final review and approval of the City Engineer and in accordance with the provisions of Oregon Revised Statutes, Chapter 279, Public Bids and Contracting and Wilsonville Code 2.3.14, Contracts with the City, and the Attorney General's Model Rules which the City has adopted as its contracting rules, the City Council acting as the Contract Review Board hereby awards the contractor for the Elligsen Reservoirs Painting and Lead Abatement Project to S&K Painting, Inc., the lowest responsible bidder, in the amount of \$285,700.00.
3. Subject to final completion of all improvements specified in the contract documents and any supplementary changes, the City Engineer is authorized to certify the required improvements complete and make final payment including release of retainage.
4. The City Engineer is authorized to approve change orders to this contract so long as total project costs do not exceed the budgeted amounts.
5. Authorize the expenditure of project funds as budgeted or amended from:
 

<u>ACCOUNT</u>	<u>AMOUNT</u>
530-49130-5000-316	\$470,000
6. This resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of July, 2002, and filed with the Wilsonville City Recorder this date.

  
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 CHARLOTTE LEHAN, MAYOR

ATTEST:

  
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 Sandra C. King, CMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Barton	Yes
Councilor Kirk	Yes
Councilor Holt	Yes



July 5, 2002  
Project No. 2299.023

Mr. Jamie Porter, Assistant City Engineer  
City of Wilsonville  
30000 SW Town Center Loop E.  
Wilsonville, Oregon 97070

Re: City of Wilsonville – Elligsen Reservoirs Painting and Lead Abatement

Dear Jamie:

On Wednesday, July 3, 2002, three formal bids were received and read aloud at the bid opening held at the City Hall Annex. The low bid was received from S & K Painting, Inc. of Clackamas, Oregon in the amount of \$285,700. The low bid was \$97,103.74 or 25.4% below the Engineer's estimate of \$382,803.74. The second low bid was only \$2,935 above the low bid. This bid was \$94,168.74 or 24.6% below the final estimate. The third bid was \$403,600 and was 5.4% above the Engineer's estimate. Attached for your review is a bid summary showing prices for all items by bidder.

S & K Painting, Inc. has been in the industrial painting trade for many years and has successfully completed other painting projects for the City of Wilsonville, including the Level B Reservoir and the previous exterior coating of the 2.2 MG Elligsen Reservoir. The bid received appears to be both responsive and responsible. Based on previous work experience, successful completion of similar projects, and the capacity to meet bonding requirements, we recommend that the contract be awarded to S & K Painting, Inc. in the amount of \$285,700. This award is contingent on no protest being received during the 14-day protest period. A Notice of Intent to Award letter was sent to the other bidders on July 5, 2002.

We appreciate the opportunity to be of continuing service to the City of Wilsonville. If you should have any questions, please telephone me.

Sincerely,

LEE ENGINEERING, INC.

David A. Lee, P.E.  
DAL/nj

Attachment

**BID TALLY**  
**CITY OF WILSONVILLE**  
**SCHEDULE A-ELIGSEN 2.2 MG RESERVOIR EXTERIOR REPAIR**

ITEM	DESCRIPTION	EST. QUANT.	UNITS	ENGINEER		D. S. PURSELL		F. D. THOMAS		S & K PAINTING	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
A-1	Mobilization	All Req'd	Lump Sum	\$6,613.99	\$6,613.99	\$8,605.00	\$8,605.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
A-2	Full Containment System & Lead Abatement	All Req'd	Lump Sum	\$59,270.00	\$59,270.00	\$26,890.00	\$26,890.00	\$70,000.00	\$70,000.00	\$50,000.00	\$50,000.00
A-3	Power Grinding of Weld Splatter	8	Hrs.	\$55.00	\$440.00	\$100.00	\$800.00	\$87.50	\$700.00	\$50.00	\$400.00
A-4	Arc Gouge and Reweld Shell Plates										
	a. 3/4" Plate	130	L.F.	\$72.50	\$9,425.00	\$62.31	\$8,100.00	\$153.85	\$20,000.00	\$55.00	\$7,150.00
	b. 11/16" Plate	130	L.F.	\$102.00	\$13,260.00	\$62.31	\$8,100.00	\$153.85	\$20,000.00	\$55.00	\$7,150.00
A-5	Exterior Surface Preparation (8 coats at 20 mils)	All Req'd	Lump Sum	\$74,140.00	\$74,140.00	\$33,232.00	\$33,232.00	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00
A-6	Furnish & Apply Exterior Coating System (Three coats)	All Req'd	Lump Sum	\$32,436.25	\$32,436.25	\$17,540.00	\$17,540.00	\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00
<b>TOTAL:</b>					\$195,585.24		\$103,267.00		\$195,700.00		\$119,700.00

**BID TALLY**  
**CITY OF WILSONVILLE**  
**SCHEDULE B-ELIGSEN 2.2 MG RESERVOIR INTERIOR REPAIR**

ITEM	DESCRIPTION	EST. QUANT.	UNITS	ENGINEER		D. S. PURSELL		F. D. THOMAS		S & K PAINTING	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
B-1	Mobilization	All Req'd	Lump Sum	4,514.30	4,514.30	13,000.00	13,000.00	5,000.00	5,000.00	8,000.00	8,000.00
B-2	Furnish and Install Dehumidification Equipment	All Req'd	Lump Sum	8,800.00	8,800.00	6,564.00	6,564.00	18,000.00	18,000.00	5,000.00	5,000.00
B-3	Operate and Maintain Dehumidification Equipment	All Req'd	Lump Sum	4,950.00	4,950.00	2,835.00	2,835.00	3,000.00	3,000.00	5,000.00	5,000.00
B-4	Interior Surface Preparation (Vinyl)	All Req'd	Lump Sum	58,900.00	58,900.00	63,751.00	63,751.00	73,000.00	73,000.00	75,000.00	75,000.00
B-5	Furnish and Apply Interior Coating System	All Req'd	Lump Sum	41,230.00	41,230.00	41,616.00	41,616.00	37,800.00	37,800.00	20,000.00	20,000.00
B-6	Furnish and Install New Manhole Gaskets & Galv. Bolts	All Req'd	Lump Sum	450.00	450.00	300.00	300.00	4,200.00	4,200.00	500.00	500.00
B-7	Furnish and Install Interior & Exterior Fall Protection	All Req'd	Lump Sum	3,500.00	3,500.00	4,400.00	4,400.00	2,900.00	2,900.00	3,500.00	3,500.00
B-8	Furnish and Install Cathodic Protection System	All Req'd	Lump Sum	12,500.00	12,500.00	12,471.00	12,471.00	24,000.00	24,000.00	12,000.00	12,000.00
B-9	Disinfection and Testing	All Req'd	Lump Sum	500.00	500.00	4,400.00	4,400.00	4,000.00	4,000.00	2,000.00	2,000.00
<b>TOTAL:</b>					\$135,344.30		\$149,337.00		\$171,900.00		\$131,000.00

**BID TALLY**  
**CITY OF WILSONVILLE**  
**SCHEDULE C-ELIGSEN 3.0 MG RESERVOIR EXTERIOR REPAIR**

ITEM	DESCRIPTION	EST. QUANT.	UNITS	ENGINEER		D. S. PURSELL		F. D. THOMAS		S & K PAINTING	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
C-1	Mobilization	All Req'd	Lump Sum	1,754.20	1,754.20	4,000.00	4,000.00	2,000.00	2,000.00	1,000.00	1,000.00
C-2	High Pressure Wash	All Req'd	Lump Sum	4,320.00	4,320.00	3,725.00	3,725.00	5,000.00	5,000.00	5,000.00	5,000.00
C-3	Spot Repair	All Req'd	Lump Sum	200.00	200.00	4,574.00	4,574.00	5,000.00	5,000.00	2,000.00	2,000.00
C-3	Exterior Surface Preparation (Scarify only)	All Req'd	Lump Sum	15,600.00	15,600.00	6,352.00	6,352.00	5,000.00	5,000.00	5,000.00	5,000.00
C-4	Furnish & Apply Exterior Coating System (Two Coat)	All Req'd	Lump Sum	30,000.00	30,000.00	17,380.00	17,380.00	19,000.00	19,000.00	22,000.00	22,000.00
<b>TOTAL:</b>					\$51,874.20		\$36,031.00		\$36,000.00		\$35,000.00
<b>TOTAL BID:</b>					\$382,803.74		\$288,635.00		\$403,600.00		\$285,700.00

**ENGINEERING DEPARTMENT**  
**STAFF REPORT & RECOMMENDATION**

**DATE:** July 15, 2002

**TO:** Honorable Mayor and City Councilors

**FROM:** Jamie Porter, P.E.  
Assistant City Engineer

**SUBJECT:** Elligsen Reservoirs Painting and Lead Abatement Project Award  
(Project No. 530-49130-5000-316)

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**SUMMARY**

Five contractors were prequalified for this project and competitive bids were received from three of the firms. The attached resolution awards a construction contract for the Elligsen Reservoirs Painting and Lead Abatement Project to the low bidder, S&K Painting. The design engineer's recommendation with a summary of the bids is attached to the resolution as Exhibit A.

**RECOMMENDATION**

Staff respectfully recommends that the City Council award the contract for the Elligsen Reservoirs Painting and Lead Abatement Project to S&K Painting in the amount of \$285,700.

**DISCUSSION**

This project was delayed repeatedly during the 1990's due to our shortage of water. Painting requires dry weather, but since we needed every gallon of storage possible to last through our hottest summer week, we did not have the luxury of draining a tank in the middle of summer. With the water treatment plant now operational, we are finally able to catch up on the deferred maintenance. The larger tank (3.0 million gallons) is ten years old and will get pressure washed and a new coat of paint on the outside. The smaller tank (2.2 million gallons) is thirty years old and requires a new vinyl coating on the inside as well as replacement of the exterior coating which includes some older layers of lead-based paint. (The lead paint is not in contact with the drinking water.) Safe removal of the exterior lead paint will require wrapping the entire tank in plastic to prevent the spread of sand blasting dust, which is a little awkward since the Wilsonville Summit Apartments are under construction and may start leasing soon on three sides of our Elligsen Road property where the two steel reservoirs are located. Needless to say, locating a competent contractor was a priority.

This project was advertised in the Daily Journal of Commerce and interested firms were required to qualify to receive bid documents. All five interested firms were qualified after reviewing their experience not only with specialized painting techniques but also safe lead paint removal. A total of three (3) competitive bids were received on July 3, 2002, all of which were determined to be responsive. The lowest responsible bid in the amount of \$285,700 was submitted by S&K Painting, a firm that has successfully worked in Wilsonville on previous painting projects.

The low bidder for this project beat out the second lowest by only \$2,935. One bidder was higher than the Engineer's Estimate of \$382,803.74. Work is scheduled to begin by the end of the month and finish by November 15, 2002. Engineering and Public Works will coordinate efforts to ensure only one tank will be removed from service at a time.