

RESOLUTION NO. 2344

A RESOLUTION OF THE CITY OF WILSONVILLE ACTING AS THE LOCAL CONTRACT REVIEW BOARD APPROVING THE BID PROCESS; ACCEPTING THE LOWEST RESPONSIBLE BID; AWARDING A CONSTRUCTION CONTRACT TO ROBERT GRAY PARTNERS, INC., THE LOWEST RESPONSIBLE BIDDER; AND VERIFYING FUND AVAILABILITY FOR THE PROJECT COMMONLY REFERRED TO AS SMART OPS/FLEET MAINTENANCE FACILITY PHASE II BUILDING AND SITE IMPROVEMENTS.

WHEREAS, in accordance with the provisions of Oregon Revised Statutes, Chapter 279, Public Bids and Contracting; 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 Wilsonville City Council serves as the city's Contract Review Board; and

WHEREAS, the SMART Ops/Fleet Maintenance Phase II Building and Site Improvements Project was duly advertised for pre-qualification and competitive bids in the Daily Journal of Commerce on December 15 and 19, 2011, in the Portland Skanner on December 14, 2009, the Asian Reporter on December 19, 2011 and the Portland Observer on December 21, 2011; and

WHEREAS, the bid advertisement and invitation to bid included a Request for Qualifications and established a qualification process under which prospective bidders must be qualified in order to be considered a responsive bidder; and

WHEREAS, ten sealed bids were received prior to 1 p.m. local time, January 12, 2012, at the City Hall, 29799 SW Town Center Loop East, Wilsonville, OR, 97070; and

WHEREAS, all ten of these bids were from qualified, responsive bidders as defined under the Request for Qualifications; and

WHEREAS, the ten responsive bids were then opened individually, and separately read aloud at 3:30 p.m., local time, January 12, 2012. The Summary of Bids is marked Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, Robert Gray Partners, Inc. submitted the lowest responsible bid; and

WHEREAS, the Robert Gray Partners, Inc base bid of \$3,459,800.00 for building and site improvements including a deductive alternate of \$62,030.00 for a fuel station and an additional

amount of \$77,000.00 for the HVAC controller system identified in Bid Alternate #4, for a total of \$3,536,800, is \$1,363,200 less than the project construction cost estimate of \$4,900,000; and

WHEREAS, the City desires to execute a Construction Contract Agreement in a timely manner; and

WHEREAS, the City's FY11-12 budget includes a \$4,100,000 appropriation for the SMART Ops/Fleet Maintenance Facility Project, which is Project #8083 in the budget; and

WHEREAS, construction of this project will occur over two fiscal years with funds being carried over and re-budgeted in the City's FY12-13 budget process.

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 is incorporated by reference herein.
- b. The bid from Robert Gray Partners, Inc. in the amount of a \$3,459,800.00 base bid for building and site improvements and an additional amount of \$77,000.00 for the HVAC controller system identified in Bid Alternate #4, for a total of \$3,536,800, is deemed responsive. Robert Gray Partners, Inc. is the lowest responsible bidder and is qualified for the work.

2. Subject to the final review and approval of the Project Manager and in accordance with the provisions of Oregon Revised Statutes, Chapter 279, Public Bids and Contracting; 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 contract for construction to Robert Gray Partners, Inc. in the amount of \$3,536,800 and authorizes expenditure of an additional 7% of the contract award equaling \$247,576 as project contingency.

3. Subject to final completion of all improvements specified in the contract documents and any supplementary changes, the Project Manager is authorized to certify the required improvements complete and make final payment including release of retainage.

4. The Project Manager is authorized to approve change orders to this contract as required provided, however, that the total cost does not exceed the approved budget for this project.

5. The City Council hereby authorizes the expenditures for this contract not to exceed the total FY11-12 budget amount:

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<u>Account</u>	<u>Amount</u>
260.950.45030.8083	\$4,100,000

6. This Resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a special meeting thereof this 30th day of January 2012, and filed with the Wilsonville City Recorder this date.



TIM KNAPP, MAYOR

ATTEST:



Sandra C. King, MMC, City Recorder

SUMMARY of Votes:

Mayor Knapp	Yes
Council President Núñez	Yes
Councilor Hurst	Yes
Councilor Goddard	Yes
Councilor Starr	Yes

SMART OPS/FLEET FACILITY BID TABULATIONS

	Lump Sum	Deduct Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6
Triplett Wellman Contractors PO Box 160 Woodburn, Oregon 97071	\$ 3,628,000	\$ 60,000	No Bid	No Bid	No Bid	No Bid	No Bid
Emerick Construction Company PO Box 66100 Portland, Oregon 97209-6100	\$ 3,590,000	\$ 70,000	\$ 16,000	\$ 10,000	No Bid	\$ 3,700	No Bid
Howard S. Wright 425 NW 10th Avenue, Suite 200 Portland, Oregon 97209-6100	\$ 3,570,000	\$ 75,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 60,000
Woodburn Construction Company PO Box 129 Woodburn, Oregon 97071	\$ 3,742,000	\$ 69,000	\$ 11,000	\$ 12,000	\$ 9,000	No Change	No Bid
Robert Gray Partners PO Box 1000 Sherwood, Oregon 97140	\$ 3,459,800	\$ 62,031	\$ 84,900	\$ 70,000	\$ 77,000	\$ 68,000	\$ 70,000
John Hyland Construction, Inc. PO Box 7867 Eugene, Oregon 97475	\$ 3,831,352	\$ 64,700	No Bid	\$ 16,149	No Bid	\$ 8,966	\$ 65,830
Todd Construction, Inc. PO Box 949 Tualatin, Oregon 97062	\$ 3,849,000	\$ 65,000	\$ 15,000	No Bid	No Bid	\$ 10,000	\$ 62,000
Skyward Construction, Inc. 15908 NE 10th Avenue Ridgefield, Washington 98642	\$ 3,935,809	\$ 71,891	\$ 10,288	\$ 10,820	\$ 8,243	\$ 1,461	\$ 53,738
Brockamp & Jaeger, Inc. 15796 S, Broadwalk Oregon City, Oregon 97045	\$ 3,805,733	\$ 63,800	\$ 89,600	\$ 90,100	\$ 92,000	\$ 76,500	\$ 87,000
Union Corner Construction 6500-A NE Street Johns Road Vancouver, Washington 98661-1230	\$ 3,753,000	\$ 63,150	\$ 140,000	\$ 93,000	\$ 84,000	\$ 80,000	\$ 144,000