

RESOLUTION NO. 642

**A RESOLUTION AWARDING THE BID FOR CONSTRUCTION OF
THE CITY OF WILSONVILLE'S LIBRARY FACILITY**

WHEREAS, the City has received a report from the architect recommending Lonigan Construction Co. as the lowest responsible bidder, attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the recommendation(s) of the architect attached hereto as Exhibit "A" and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 16th day of November, 1987, and filed with the Wilsonville City Recorder this same date.



WILLIAM E. STARK, Mayor

ATTEST:

_____

VERA A. ROJAS, City Recorder

SUMMARY of Votes:

Mayor Stark	<u>AYE</u>
Councilor Edwards	<u>AYE</u>
Councilor Braymen	<u>AYE</u>
Councilor Clarke	<u>AYE</u>
Councilor Jameson	<u>AYE</u>

CITY OF WILSONVILLE

MEMO

TO: Honorable Mayor & City Council

FROM: Pete Wall
City Manager



SUBJECT: Library Bid

DATE: Nov. 13, 1987

Bids were opened for the new Wilsonville Library on Thursday, November 5, 1987 at 3:00 p.m. After analyzing the bids, our architect has recommended in his report that the bid of Lonigan Construction be accepted. The base bid came in \$153,176 less than the architect's estimate. It should be noted that when the bonds were sold they were based on the architect's estimate. In addition, the city was approved for a Library Construction Grant which should be in the range of \$90 - \$100,000. In designing our bond sale, an extraordinary call feature was included which will allow the city to pay some bonds early depending on the final actual cost of construction and the amount received from the grant. This should result in significant savings for Wilsonville taxpayers.

One final item. It has come to my attention that there has been concern raised about the per square foot cost of the building. If a calculation is made for the contract items related only to the library building itself, the cost per square foot is in the range of \$45 - \$50. Other work including parking, civil, landscaping, etc. add significantly to the cost, but the building itself should come in at \$45 - \$50. Another factor which is of concern is the fact that since this is a public project of over \$10,000, Oregon's "Little Davis Bacon" prevailing wage rules apply. What this does is drive up the cost of the project due to mandated wage rates which must be paid to construction workers on the project. Oregon cities have approached the legislature to have this mandate repealed to no avail. One contractor informed me and another informed the architect that they did not bid on the project due to this law. It is clear to me that this law results in higher bids and less competition on public projects. The actual costs are extremely difficult if not impossible to quantify. I expect that cities will again attempt to have this law repealed at the next legislative session.

pw:lb

EXHIBIT "A"

NAGAO AND OROYAN ASSOCIATES, AIA
ARCHITECTS AND PLANNERS, PC
1680 PEARL STREET
EUGENE, OREGON 97401 / 503 687-9600

November 9, 1987

Mr. Pete Wall, City Manager
City of Wilsonville
30000 S.W. Town Center Loop E
Wilsonville, Oregon 97070

re: Bids received from Contractors
Wilsonville Library

Dear Mr. Wall:

We have generally reviewed the Bids submitted by the Contractors for the Wilsonville Library Project and recommend executing an Agreement in the Stipulated Form with Lonigan Construction Company to complete the project.

A clarification should be made on the Contract Documents/Contract Agreement that Alternate Number 3 Bid (additional total cost required for site work and foundation work required during "Wet Weather" conditions and as per Geotechnical Engineer's Construction recommendations) shall be the maximum/not to exceed figure. The Contractor shall provide an itemized breakdown along with his Pay Request, verifying payment for "wet" conditions. Contractor shall credit Owner should cost not reach maximum after completion of site work and foundation work. Should the total cost required for site and foundation work required during "wet" conditions be exceeded, the Contractor shall bear all costs, and the Owner shall bear no costs.

Another clarification should be made on the Contract Documents/Contract Agreement regarding Plan Sheet AS2 where a granular fill material shall be clarified to read "...with not more than 5% fines passing the No. 200 sieve.." (see attached letter from Civil Engineer, John Barbieri, November 6, 1987).

We have contacted three Portland Architectural firms that have worked with Lonigan Construction Company and their comments have been "very favorable" for this Project.

We therefore recommend execution of the Agreement with Lonigan Construction Company for the Base Bid (and approved Alternates) contingent upon receipt of approved Performance Bond and Labor & Materials Payment Bonds, Certificate of Insurance, Contractor Wage and Labor Certificate and Section 3 Compliance Data.

Mr. Pete Wall
Bids received from Contractors
Wilsonville Library
November 9, 1987

The Notice to Proceed may be issued to the Contractor following your receipt and acceptance of the Bonds and other requested Post Submittals such as:

1. Designation of work to be performed by the Bidder with his own force.
2. List of proprietary names and the suppliers of principal items or systems of material and equipment proposed for the work.
3. List of subcontractors proposed for this Project.
4. As per Federal Regulations, Section 3 Compliance Data: Subcontractors Certification and/or other evidence showing full compliance with all laws regarding Equal Employment Opportunity.
5. Contractor Wage and Labor Certificate
6. Performance Bond
7. Labor & Materials Payment Bond
8. Certificate and Endorsement of Insurance

Please review with your attorney and contact us at your convenience if additional information is required.

Yours truly,


Thomas Oroyan, AIA
Nagao & Oroyan Associates, Architects, P.C.

cc: Lonigan Construction Co.

encl: Bid Tabulation
Letter/Barbieri

NAGAO & OROYAN ASSOCIATES
 ARCHITECTS AND PLANNERS A.I.A.
 1680 PEARL STREET
 EUGENE, OREGON 97401 503/687-9800

WILSONVILLE LIBRARY

BID TABULATION

CONTRACTOR	LONIGAN CONSTRUCTION	TRIPPLETT WELLMAN CONST.	OTKH CONSTRUCTION	DARRIT CONSTRUCTION
BASIC BID	735,900	760,000	777,911	811,362
BID BOND	X	X	X	X
CERT. EQUAL EMPLOYMENT	X	X	X	X
CERT. NON-SEG.	X	X	X	X
TIME OF COMPLETION	180	210	180	180

ALTERNATES:

Alternate #1 Slab Foundation	8,000	- 2,600	-31,204	9,750
Alternate #2 Wood Siding	- 16,500	-18,000	-17,955	-15,900
Alternate #3 Wet Weather Work	25,000	26,000	13,750	9,460
Alternate #4 Blinds	1,078	1,200	1,185	1,160
Alternate #5 Fixtures/amt/dir.	13,000	14,400	6,596	550

RECEIVED

NOV 12 1987

CITY OF WILSONVILLE

NAGAO AND OROYAN ASSOCIATES, AIA
ARCHITECTS AND PLANNERS, PC
1680 PEARL STREET
EUGENE, OREGON 97401 / 503 687-9600

November 10, 1987

Mr. Pete Wall, City Manager
City of Wilsonville
30000 S.W. Town Center Loop E
Wilsonville, Oregon 97070

re: Alternate Bids
Wilsonville Library

Dear Mr. Wall:

Regarding Alternate Bids, as per our telephone conference this morning, we are recommending that the Owner exercise Alternate Number 3 and Alternate Number 4.

We are recommending the Base Bid (crawl space) Floor Framing/Foundation of Post and Beam System in lieu of the Slab/Foundation System for the following reasons:

1. Flexibility for future maintenance, remodel or addition regarding mechanical ductwork, plumbing and electrical work.
2. Library Staff expressed the need for a more resilient floor system for the user/worker.
3. Eliminates possible moisture problems often encountered in concrete slab floors.
4. Per committee discussions, the "crawl space" idea was always first choice and that the slab system was inserted as an alternate should the bidding figures go over the estimated budget.

Alternate Number 2, complete use of wood siding at the exterior of the building, may be eliminated since the brick and siding in the Base Bid is preferred.

Alternate Number 3, should be exercised if construction of the project is to begin soon, considering the time of year, and our Oregon "unpredictable" weather. (Refer to correspondence dated November 9, 1987 regarding this Alternate.)

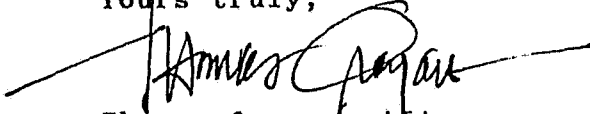
We recommend Alternate Number 4 to help in sun control, glare and privacy.

Mr. Pete Wall
Alternate Bids
Wilsonville Library
November 10, 1987

We recommend not exercising Alternate Number 5, but this may be for committee discussion and decision. We feel that the layout shown on the Base Bid Plan (light fixtures perpendicular to the book stack layout) is "good design" and allows for flexibility in furniture (and book stacks) layout while allowing for required lighting. We have discussed this matter with Mr. Dick Waters, Library Consultant and he agrees with our design layout. He mentioned that the "parallel lighting to book stack" layout is used where furniture/book stacks remain in a fixed position in a "long term" situation. (NOTE: The bid amount for this Alternate by Lonigan Construction is questionable.)

Please call if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Thomas Oroyan', with a long horizontal line extending to the right.

Thomas Oroyan, AIA
Nagao & Oroyan Associates, Architects, P.C.