



## COBURG CITY COUNCIL ACTION/ISSUE ITEM

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### TOPIC: Operations Building and Operations Storage Building

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**Meeting Date:** September 12, 2023

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### REQUESTED COUNCIL ACTION

**RECOMMENDED MOTION:** *"I move to approve the public improvement contract with Wildish Paving Co. doing business as Wildish Building Company to construct the Operations and Operations Storage Building."*

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### BACKGROUND & ANALYSIS

The Operations Center has been in development for several years. The Center will house the Public Works Department equipment, management offices, SCADA System, and Training Room. Currently the Public Works is confined to one room for all staff, SCADA System, and Offices. The new Operation Center will be a building the same size as the Wastewater Treatment Plant building (4,800sq/ft). The Coburg Fire District partnered with the City to construct an additional auxiliary building to be used for an unspecified time period. At the end of the time period, the Public Works Department will take over the use of this building. The Fire Department contribution is \$90,000.

The City went out to bid for the "Coburg Operations and Operations Storage Building Project" on June 2, 2023, and was extended to July 20<sup>th</sup> due to multiple addendums issued. The low bid was from Classic Design Co at \$1,000,000. However, after a mistake was identified, the bid was determined to be \$960,000. After review of pertinent Oregon Revised Statutes regarding public improvement procurement processes, Classic Design was not selected for the intent to award as they failed to meet the requirements of a responsible bidder set forth in ORS 279C.375 and OAR 137.049-0390. Copies of the protest letters and the City's response are included as attachments for reference.

- Wildish Paving Co. dba Wildish Building Company was the 2<sup>nd</sup> lowest price bidder and, most critically, was determined to be the lowest priced responsive and responsible bidder, with a bid of \$1,324,773.

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**BUDGET**

The cost for the construction of the two structures is \$1,324,773 which is \$324,773 over the budgeted funds. The Coburg Fire Department will contribute \$90,000 to the building. Additional funds may be split between street, water and sewer. Contingency funds are available in every applicable fund if needed. The use of contingency funds would require approval by Council at a future date.

**RECOMMENDATIONS AND ALTERNATIVES**

The alternatives for City Council include:

1. Approve the contract award to Wildish Building Co. as drafted. The contract would become effective immediately and substantial completion on June 28, 2024, with total completion on July 26, 2024.
2. Adopt an amended contract. Council may make suggestions for contract changes. However, Council should consider that this contract language is the approved and required language of the City of Coburg Capital Projects.
3. Take no action. If the Council chooses this step the contract will not be awarded and the project would need to be re-bid at a future date.

**PUBLIC INVOLVEMENT**

N/A

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**RECOMMENDATIONS:**

**NEXT STEPS**

- The next step would be to implement the contract and begin pre-construction meetings with the selected contractor
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**ATTACHMENTS**

- A. Public Improvement Contract with Wildish Building Company – DRAFT
  - B. Project Plans (90% Review Set)
  - C. Coorespondence with Classic Design Company
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