



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Clayton Reynolds, Maintenance Services Division Manager

DATE: 09/27/2021

SUBJECT: A Resolution Adopting Findings In Support Of An Exemption From Competitive Bidding And Authorizing The City Manager To Conduct A Design-Build Contract For The Operations Center Solar Project.

ISSUE BEFORE THE COUNCIL:

Council will consider authorizing **Resolution No. 5569-21** for Adopting Findings In Support Of An Exemption From Competitive Bidding And Authorizing The City Manager To Conduct A Design-Build Contract For The Operations Center Solar Project.

RECOMMENDATION:

Staff recommends that the Council approve the resolution attached and authorize the City Manager to conduct a Request for Proposals process to select a Design-Build Contractor. The City Manager is also delegated the authority to award and execute the contract.

EXECUTIVE SUMMARY:

The Tualatin City Services project was completed in early 2021. One of the remaining key tasks on the project is the design and installation the Operations Center Solar array to meet state mandated Green Energy Technology requirements. The proposed project to combines a new solar array to existing solar array on the City's Operations Building B Roof.

Use of a traditional design and subsequent "low bid" construction contracting method would subject the City to increased risk of late delivery, substantial complexities, and higher costs. The traditional method would require the City to conduct two separate contracts; the first for a design profession to design the electrical and support components and second for actual construction.

The Design-Build contracting method provides opportunities for cost saving by having the same contractor both design and build the Project. The coordination of the design and construction activities by one contractor allows the City to have a well-designed and constructed product that will have fewer potential problems in the long-term operations of the solar array.

The competitive vendor selection process will be open to all interested and experienced providers. The contractor will be selected through a competitive "Request for Proposals" (RFP) process. The Purchase Order and any agreement for acceptance of vendor proposal must be reviewed and approved by the City Manager and City Attorney before execution.

FINANCIAL IMPLICATIONS:

The funding allocated and estimated budget for this project is \$93,000 and is part of the Tualatin City Services Construction Fund Green Energy budget, designed to meet state energy requirements.

Attachments: Resolution 5569-21