



City of Tualatin

CITY OF TUALATIN Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Bryce McKenna, Fleet and Facilities Manager
Rachel Sykes, Public Works Director

DATE: February 26, 2024

SUBJECT:

Consideration of **Resolution No. 5759-24** Awarding a Design-Build Contract for Replacement of the Juanita Pohl Center Siding.

RECOMMENDATION:

Staff recommends that Council approve the resolution awarding and allowing the City Manager to execute a design-build contract with Architectural Metal Works, Inc. to replace the Juanita Pohl Center siding in the amount of \$268,894.

EXECUTIVE SUMMARY:

Due to age and damage from woodpeckers, the Juanita Pohl Center's 35-year-old wood siding requires replacement. Metal siding offers a more cost-effective and low-maintenance alternative to wood. On October 9, 2023, the City Council granted an exemption from competitive bidding and permitted the City to issue a Request for Proposals for a design-build firm to replace the siding.

The design-build contract was advertised in the Daily Journal of Commerce on November 6, 2023. Two (2) proposals were received before the December 1, 2023 submission deadline. Architectural Metal Works, Inc. submitted the highest-ranked proposal for the project and the City has negotiated a guaranteed maximum price of \$268,894. The City has also obtained input from the Juanita Pohl Center Advisory Committee on the proposed design of the siding replacement.

Performance and Payment Bonds are ordinarily required on public improvement contracts. Such bonds are issued by a 3rd-party surety to guarantee performance of the contract and payment of subcontractors and laborers. The Council may, in accordance

with TMC 1-21-050(3), waive the requirement to obtain these bonds. In light of the project's straightforward nature and minimal risk, the Public Works Department considers the bond premiums an unnecessary expense and requests that the City Council waive the bond requirement.

OUTCOMES OF DECISION:

Adopting the resolution and authorizing contract execution would allow the Juanita Pohl Center siding to be replaced.

FINANCIAL IMPLICATIONS:

Funds for this project are available in the General Fund.

ATTACHMENTS:

Resolution No. 5759-24 Awarding Contract