



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: 06/13/2022

SUBJECT: A Resolution Adopting Findings in Support of an Exemption from Competitive Bidding and Authorizing the City Manager to Execute a Design-Build Contract for the Tualatin City Services Building Parking Lot Expansion and Repair and Enter Into an Agreement with PGE for the Fleet Partner Program.

ISSUE BEFORE THE COUNCIL:

Council will consider authorizing Resolution No. 5622-22 Adopting Findings in Support of an Exemption from Competitive Bidding and Authorizing the City Manager to award and execute a Design-build Contract for the Tualatin City Services Building Parking Lot expansion and repair project, which will be completed in conjunction with and simultaneously to the PGE Fleet Partner EV Infrastructure Program in the parking lot.

RECOMMENDATION:

Staff recommends that the Council approve the resolution adopting the applicable findings, exempting the contract from competitive bidding, and delegating to the City Manager the authority to award and execute the contract.

EXECUTIVE SUMMARY:

The Tualatin City Services Building project was substantially completed in early 2021, and the remaining tasks were completed by June 1, 2022. One of the tasks for the project included updating the City Services Building site masterplan. Understanding parking and future fuel storage are the next priorities for the site. A conceptual design was completed for the next phase of this work, which included parking lot expansion and storm water repairs. During the same time frame, PGE approached the City with the Fleet Partner Infrastructure program, which would provide electric charging stations at the site for the City's electric vehicles. The City desires to combine the next phase of its work with the PGE project to achieve cost savings, as well as project efficiencies.

The City plans to use \$400,000 of savings from the City Services Building Project, and other projects in the project fund, for its share of the work. This will provide the City with a budget to complete the storm water repairs and the two projects.

The two projects have interrelated components. The Design-Build contracting method provides the best opportunities for cost-saving by having the same contractor both design and coordinate the construction. It will reduce the risk of conflicts, change orders, and puts the responsibility under one contractor.

The contractor, Bremik Construction, was selected by PGE through a competitive "Request for Proposals" (RFP) process. Bremik Construction is also the same contractor that was used for the City Services Building Project that was just completed. These two factors play a significant role in staff's recommendation to combine both projects under the same contractor.

If the resolution is approved, it will permit the City to forgo the typical solicitation requirements and directly award the contract to Bremik Construction. The contract will be structured under the same criteria as the City Services Project, showing the breakdown of all costs. It must be reviewed and approved by the City Manager and City Attorney before execution.

Council is being asked to consider authorizing Resolution No. 5622-22 Adopting Findings in Support of an Exemption from Competitive Bidding and Authorizing the City Manager to award and execute a Design-Build Contract for the Tualatin City Services Parking Lot Expansion and PGE Fleet Partner Program.

RECOMMENDATION:

Staff recommends that the Council approve the resolution delegating the City Manager the authority to award and execute the contract.

FINANCIAL IMPLICATIONS:

The funding allocated and estimated budget for this project is \$400,000 and is part of the Tualatin City Services Construction Fund budgeted for fiscal year 2022/2023.

Attachments: Resolution 5622-22