



*City of Tualatin*

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council  
**THROUGH:** Sherilyn Lombos, City Manager  
**FROM:** Clay Reynolds, Maintenance Services Manager  
**DATE:** March 9, 2020

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### **SUBJECT:**

Consideration of Resolution No. 5485-20 Awarding a Construction Manager/General Contractor Contract to Bremik Construction for the Tualatin City Services Project and Authorizing the City Manager to Execute a Contract.

### **RECOMMENDATION:**

Staff recommends the City Council adopt Resolution No. 5485-20.

### **EXECUTIVE SUMMARY:**

On or about April 22, 2019, the Council adopted Resolution No. 5432-19 to authorize the City Manager to conduct a Construction Manager/General Contractor (CM/GC) procurement process for the Tualatin City Services Project. The City issued a request for proposals and evaluated all proposals received. Bremik Construction was selected as the best proposer. The City issued a notice of intent to award and entered into negotiations with Bremik Construction for a Guaranteed Maximum Price.

The City of Tualatin has reached the final stage of the project prior to construction, which is to present the Guaranteed Maximum Price (GMP) and to request approval to proceed to construction.

Staff and the project team are pleased to announce that with the establishment of the GMP, the project is on budget and with the successful conclusion of the public review and permitting processes; the team is ready to proceed to construction.

After refining plans through the Schematic Design, Design Documents, and Permitting / 50% Construction Documents phases, Bremik Construction requested all competitive bids for construction. The GMP was reached using these bids and adding their oversight costs.

The proposed GMP is \$5,876,120. The overall project budget is \$8,000,000.

### **FINANCIAL IMPLICATIONS:**

In a GMP Contract, the contractor (Bremik) is compensated for actual costs incurred plus a fixed fee subject to a ceiling price. In this case, the ceiling price is \$5,876,120, which is within the overall project budget of \$8 million.

Funding for this building will consist of just over \$4 million in current funds and the remaining from a loan. Payback of the loan will be from those functions that will be in the building (Community Development and Utility Operations). The General Fund share of the debt service will be from the savings derived from no longer leasing office space in the Seneca Building.

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**ATTACHMENTS:**

- A102-2017 Standard Form of Agreement Between Owner and Contractor - Guaranteed Maximum Price (GMP) Contract with Bremik Construction
- A201 – 2017 General Conditions of the Contract for Construction