



**CITY COUNCIL MEETING  
STAFF REPORT**

<b>Meeting Date:</b> May 4, 2026		<b>Subject: Resolution No. 3185</b> Authorizing City Manager to execute a construction contract with Blue Spruce Builders, Inc to provide services for the Community Center Siding Replacement Project (CIP #8161).  <b>Staff Member:</b> Martin Montalvo, Public Works Ops. Manager  <b>Department:</b> Public Works	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends Council adopt the Consent Agenda.			
<b>Recommended Language for Motion:</b> I move to adopt the Consent Agenda.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input type="checkbox"/> Adopted Master Plan(s):	<input checked="" type="checkbox"/> Not Applicable	

**ISSUE BEFORE COUNCIL:**

City of Wilsonville Resolution approving the public bid process and awarding a construction contract to Blue Spruce Builders, Inc., in the amount of \$417,255.14 for services for the Community Center Siding Replacement Project (Capital Improvement Project #8161).

## **EXECUTIVE SUMMARY:**

The City of Wilsonville believes in maintaining its facilities to be both functional and aesthetically pleasing level. While the existing Community Center has undergone several renovations over the years, most of the siding dates to the original 1985 construction. The Community Center Siding Replacement Project will address both the functionality, aesthetics and overall energy efficiency of the facility. The core of the project will remove the entire perimeter of existing siding and associated weather barrier and install new weather barrier, new durable fiber cement siding (Hardee Plank siding) and new paint. The aforementioned items were considered the base bid of the project and were the criteria by which bids were reviewed.

The Request for Bids also included five Alternate Bid items. The alternate items were desired items but were not critical for the completion of the core project. Bidders were advised to provide pricing for each of the alternate items and that the City would select which alternates to execute based on the project budget and the proposed cost. The five alternate items were:

Alternate No. 1 - New Exterior Windows: The base bid called for salvaging the existing exterior windows and reinstalling them with the new weather barrier. The alternate calls for installing new metal clad exterior windows.

Alternate No. 2 - East Porch Paint: The base bid called for cleaning the existing porch and repainting. The alternate calls for replacing the existing siding with fiber cement siding and repainting.

Alternate No. 3 - East Walkway Siding and Paint: The base bid called for cleaning and repainting the existing siding underneath the east walkway and repainting. The alternate calls for replacing the siding under east walkway and repainting

Alternate No. 4 - North Elevation Siding and Paint: The base bid called for simply repainting the existing siding along the north face of the building. The alternate called for replacing the siding along the north façade and repainting.

Alternate No. 5 - Replace Soffit at West Entrances. The base bid called for painting the existing soffits. The alternate called for replacing the soffits and repainting.

Based on the project budget and the proposed pricing the City has opted to execute all five of the Alternate Bid items. The Apparent Low Bid for base bid component of the project was received from Blue Spruce Builders Inc. with a bid of \$315,304.76. The total cost for the five alternates is \$101,950.38. The total contract value for the Base Bid work and the five Alternate Bid items comes to \$417,255.14.

**EXPECTED RESULTS:**

By executing this construction contract, the City will replace the entirety of the aging wood siding of the Community Center with durable fiber cement siding, install new weather barrier and replace the windows with new energy efficient windows.

**TIMELINE:**

The project is scheduled to be completed by September 30, 2026.

**CURRENT YEAR BUDGET IMPACTS:**

The current budget for Capital Improvement Project (CIP) #8161 Community Center Siding Replacement Project is \$514,395.

**COMMUNITY INVOLVEMENT PROCESS:**

N/A

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

By executing the contract, the City will be able to preserve the functionality and aesthetics of the Community Center while improving the energy efficiency of the facility.

**ALTERNATIVES:**

Reject the Construction Contract as proposed and delay the improvements.

**CITY MANAGER COMMENT:**

N/A

**ATTACHMENTS:**

1. Resolution No. 3185
  - A. Construction Contract for the Wilsonville Community Center Siding Replacement Project (CIP 8161)