



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: July 21, 2025		Subject: Resolution No. 3204 Authorizing the City Manager to execute a construction contract with Garland/DBS, Inc. to provide services for the Water Treatment Plant Re-Roofing Project. Staff Member: Delora Kerber/Martin Montalvo Department: Public Works	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd 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 Comments: N/A	
Staff Recommendation: Staff recommends Council adopt the Consent Agenda			
Recommended Language for Motion: I move to adopt the Consent Agenda			
Project / Issue Relates To:			
<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 Garland/DBS, Inc. in the amount of \$701,583 for services for Willamette River Water Treatment Plant Re-Roofing Project.

EXECUTIVE SUMMARY:

The Willamette River Water Treatment Plant started operations in 2002. Construction of the facility occurred over the previous two years thus the roofs at the plant are almost 25 years old. Though maintenance and spot repairs have been completed, the original roofs are showing significant wear and need to be re-roofed.

To complete this work the City pursued a joint cooperative procurement as allowed by ORS 279A.205.

The City as a member of the OMNIA (U.S. Communities) national purchasing cooperative selected Garland/DBS, Inc. who was awarded the OMNIA national cooperative contract for Roofing Supplies and Services, Waterproofing, and Related Products and Services contract as the contractor for this work. Under the master procurement contract, Garland/DBS provides all materials, a project manager and subcontracts the installation of the roofs with pre-approved local installers.

The project bid had three options: Base bid including roofs for the administration, ozone generator, centrifuge; actiflo, washwater, sludge, and Granulated Activated Carbon (GAC) buildings; Alternate #1 bid for the chemical building roof; and Alternate #2 which includes two shelter area roofs.

Currently, we are only pursuing the Base bid and Alternate #2 work. It was determined it would be beneficial to delay work related to Alternate #1, roof over the chemical building, to be completed with future work in that building.

Under the Master Intergovernmental Cooperative Purchasing Agreement, the maximum price of the Base bid is \$697,390.

However, the project was bid on by several local roofing contractors resulting in a proposed price for the Base bid of \$644,284.

Alternate bid #2 for two shelter areas is \$57,299 for a total project cost \$701,583.

EXPECTED RESULTS:

This re-roofing will preserve water plant assets and extend the useful life of water plant roofs.

TIMELINE:

Project is expected to start in mid-August 2025 and completed within eight (8) weeks.

CURRENT YEAR BUDGET IMPACTS:

The fiscal year (FY) 2024-25 budget included \$580,000 for this project that will be moved forward to FY 25-26 budget. An additional \$155,000 will be requested from FY 25-26 to implement this project including contingencies for unforeseen site conditions and permitting and the requested budget amendment will be presented to Council at a future meeting.

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

This project will extend the lifespan of the water treatment plant roofs and reduce the need for future repairs.

ALTERNATIVES:

Reject the contract with Garland/DBS Inc. and re-bid services related to re-roofing of water treatment plant buildings.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3204
 - A. Construction Contract for Water Treatment Plant Re-Roofing Project
 - i. Roofing Material and Services Proposal #: 25-OR-250646
 - ii. Wilsonville Water Treatment Specifications
 - iii. Site Map