



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: August 1, 2022		Subject: Resolution No. 2988 Authorizing the City Manager to execute a construction contract with Emerick Construction Company for construction of the Public Works Complex Project (Capital Improvement Project #8113) Staff Member: Delora Kerber, Public Works Director 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 approve the Consent Agenda.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): 2015 Facilities Master Plan Resolution No. 2526	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

City of Wilsonville Resolution approving the public bid process, accepting the lowest responsible bidder, and awarding a construction contract to Emerick Construction Company in the amount of \$19,700,000.00 for the construction of the Public Works Complex Project (CIP#8113).

EXECUTIVE SUMMARY:

The Public Works Complex project (CIP#8113) is a top priority project in the City's 2015 Facilities Master Plan. The new seismically resilient Public Works Complex will consolidate the office, warehouse storage and equipment yard functions on a designated secure property. A site map for this project is included in Attachment 1.

Selection of a Contractor team for construction of this project was a two-step process. The first step was an evaluation of submitted qualifications by the evaluation committee to create a short-list of most qualified contractor teams. The second step was inviting the short-list of most qualified Contractor teams to participate in Request for Bids for the Public Works Complex project.

Request for qualifications for construction services occurred in the Daily Journal of Commerce and the City's website on May 4, 2022. On May 24, 2022, the City received six statements of qualifications from potential bidders. After review and scoring by the evaluation team, three companies were invited to submit bids for this project.

On July 7, 2022 at 2 pm, the City received three sealed bids from the most qualified Contractor teams, which were then individually opened and separately read aloud. Upon initial review, all bids were deemed to be complete. The list of bidders and their respective bids are in Attachment 2.

As part of the bidding process, within two hours of the date and time of the deadline when bids are due, the bidders must submit a disclosure of first-tier subcontractors who contract value is equal or greater than \$350,000.

Per ORS 279C.370, the City must reject a Bid if the Bidder fails to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than \$100,000.

At 4 pm on July 7, 2022, the Contractor team with initial apparent low bid did not submit their First-tier disclosure form thereby was not responsive and could not be considered for contract award.

The next lowest and responsible Bid was from Emerick Construction Company in the amount of \$19,700,000.00.

On January 20, 2022, City Council approved Resolutions #2947, #2948, and #2949, authorizing the financing for the Public Works Complex project with a total project budget of \$22,550,000.

While the overall project is within budget, the project team is actively working to identify potential project savings.

EXPECTED RESULTS:

A successful Public Works Complex project will: address the current and future needs of the Public Works Department; improve efficiency through consolidation, organization, and layout; provide adequate shop space, office space, meeting rooms, breakrooms, locker and shower areas, vehicles, equipment and materials storage, disposal areas and parking; incorporate sustainability and green energy technology; and meet seismic risk category IV.

TIMELINE:

Construction of the Public Works Complex will take approximately 16 months and will be completed early 2024.

CURRENT YEAR BUDGET IMPACTS:

FY 22/23 budget includes \$15,850,000 for the construction of this project. The remaining funding will be included in the FY 23/24 budget.

COMMUNITY INVOLVEMENT PROCESS:

Not Applicable.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Public Works Complex will provide better efficiency of operations for our community by consolidating the various Public Works functions in one location

ALTERNATIVES:

Reject the contract with Emerick Construction Company and re-bid services to construct the Public Works Complex.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Project Site Map
2. Bid Summary
3. Resolution No. 2988
 - A. AIA Document A101- 2017, Standard Form of Agreement Between Owner and Contractor
 - B. AIA Document A201- 2017, General Conditions of the Contract for Construction