



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Ted Wheeler, Mayor
Tom Rinehart, Chief Administrative Officer
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Procurement Services

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REGULAR CALENDAR

September 5, 2018

TO THE COUNCIL:

On May 16, 2018, Portland City Council approved Ordinance Number 188945 for Procurement Services to competitively solicit the 1900 Building Restroom Upgrades in accordance with PCC 5.34. The Chief Procurement Officer has advertised and received bids for Bid Number 00000959 on behalf of the Office of Management and Finance – Facilities Division (OMF-Facilities), with an initial project construction estimate included in the Authorizing Ordinance of \$1,325,792.00. OMF rated the project estimate confidence level as optimal.

Bids were opened on July 31, 2018, and two (2) bids were received. The low bid from Skyward Construction, Inc. was responsive to the solicitation requirements, thus it is recommended that the bid be accepted at the estimated lump sum price quoted for a total bid amount of \$1,488,592.00.

The City, identified an aspirational goal for D/M/W/ESB subcontractor and supplier utilization at 20% of the hard construction costs for the project.

Skyward Construction, Inc. acting as the prime contractor identified the following areas as opportunities for subcontracting: cleaning, HVAC, and painting. There is \$46,900.00 (3.2%) D/M/W/ESB utilization identified towards the goal. DMWBE subcontractor/supplier participation represents 3.2% of the total bid amount:

- DMWBE – \$46,900.00 3 firms performing cleaning, HVAC, and painting.

Skyward Construction, Inc. is located in Ridgefield, Washington, and is not a State Certified D/M/W/ESB Contractor. They have a current City of Portland Business Tax Registration Number, and are in Full Compliance with the City's contracting requirements.

Funding for this project is available in the 1900 Building major maintenance reserve. Budget appropriation exists in FY 2017-18 and any unused portion will be carried over in FY 2018-19's Fall BMP. The Bureau of Development Services is providing \$269,850.00 for finish upgrades (included in the total available funds).

It is recommended that a Performance Bond and Payment Bond, each at 100% of the


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contract amount, be furnished by the Contractor. Further, it is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final contract amount be furnished by the Contractor before final payment is released.

The bid sureties of the remaining bidders should be returned immediately in compliance with Section 5.34.410D of the City Code.

Recommended by:

A handwritten signature in black ink, appearing to read 'Larry Pelatt', with a long horizontal flourish extending to the right.

Larry Pelatt
Procurement Manager

LP: rab

Agenda No.
REPORT
Title

110

Accept bid of Skyward Construction, Inc. for the 1900 Building Restroom Upgrades for \$1,488,592.00 (Procurement Report – Bid No. 00000959)

<p>INTRODUCED BY Commissioner/Auditor: <i>WHEELER</i></p>	<p>CLERK USE: DATE FILED <u>AUG 28 2018</u></p>
<p>COMMISSIONER APPROVAL Mayor—Finance & Administration - Wheeler Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>Susan Parsons</i></u> Deputy</p>
<p>BUREAU APPROVAL Bureau: OMF/BRFS/Procurement Bureau Head: Jennifer Cooperman <i>MK for JOOPERMAN</i></p>	<p>ACTION TAKEN: SEP 05 2018 ACCEPTED PREPARE CONTRACT</p>
<p>Prepared by: Rachel Beane Date Prepared: August 14, 2018</p>	
<p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date: Sept 5, 2018</p>	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
<p>TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)</p>			YEAS	NAYS
CONSENT <input type="checkbox"/>				
<p>REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 5 minutes (for presentation, testimony and discussion)</p>	1. Fritz	1. Fritz	✓	
	2. Fish	2. Fish	✓	
	3. Saltzman	3. Saltzman	✓	
	4. Eudaly	4. Eudaly	✓	
	Wheeler	Wheeler	_____	