



# CITY OF PORTLAND

## OFFICE OF MANAGEMENT AND FINANCE

**Ted Wheeler, Mayor**  
**Tom Rinehart, Chief Administrative Officer**  
**Jennifer Cooperman, Chief Financial Officer,**  
**Bureau of Revenue and Financial Services**

**Lester Spitler**  
**Chief Procurement Officer**

**Procurement Services**  
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## REGULAR CALENDAR

December 12, 2018

### TO THE COUNCIL:

On June 13, 2018, Portland City Council approved Ordinance Number 189018 for Procurement Services to competitively solicit the City Hall Restoration Project in accordance with PCC 5.34. The Chief Procurement Officer has advertised and received bids for Bid Number 00000943 on behalf of OMF-Facilities with an initial project construction estimate of \$3,833,899. OMF-Facilities rated the project estimate confidence level as Optimal.

Bids were opened on October 18, 2018, and two (2) bids were received. The lowest responsive bid was from Cedar Mill Construction Company LLC and was responsive to the solicitation requirements, thus it is recommended that their bid be accepted at the estimated unit prices quoted for a total bid amount of \$4,372,700.

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.

Cedar Mill Construction Company LLC acting as the prime contractor identified the following areas as opportunities for subcontracting: wood restoration, plumbing, HVAC, Electrical, structural steel, roofing, scaffold, painting, pavers and concrete. There is \$1,182,819 (27.05%) D/M/W/ESB utilization identified towards the goal.

- DMWBE – \$618,630 7 firms providing supplies, performing fencing, painting, planters/pavers, plumbing and concrete
- ESB - \$396,033 2 firms performing wood restoration and structural steel
- SDVB - \$168,156 1 firm performing metal flashing

Cedar Mill Construction Company LLC is located in Tualatin, Oregon, and is not a State of Oregon DMWESB certified contractor. They have a current City of Portland Business Tax Registration and are in Full Compliance with all City contracting requirements.

Funds are available in Facilities major maintenance reserve and will be appropriated in the FY 2018-19 budget.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100%

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*An Equal Opportunity Employer*

*To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.*

of each task order/work order issued under the contract amount be furnished by the Contractor at the time such work orders are executed.

It is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final work order amounts be furnished by the Contractor before final payment is released on each work order.

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

Recommended by:

Lester Spitler - 

Lester Spitler  
Chief Procurement Officer

LS:cek

Agenda No.  
**REPORT**  
Title

Accept bid of Cedar Mill Construction Company LLC for the City Hall Restoration Project for \$4,372,700 (Procurement Report - Bid No. 00000995)

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Wheeler</b>	CLERK USE: DATE FILED <u>DEC 04 2018</u>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration – Wheeler <i>NAP</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland By: <i>[Signature]</i> Deputy
<b>BUREAU APPROVAL</b> Bureau: OMF/BRFS/Procurement Bureau Head: Jennifer Cooperman <i>[Signature]</i> Prepared by: Celeste King Date Prepared: 11/27/2018	<b>ACTION TAKEN:</b> DEC 12 2018 <b>ACCEPTED</b> PREPARE CONTRACT
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
<b>City Auditor Office Approval:</b> required for Code Ordinances	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, charter, Comp Plan	
Council Meeting Date: December 12, 2018	

<b>AGENDA</b> <b>TIME CERTAIN</b> Start time: Total amount of time needed: (for presentation, testimony and discussion)
<b>CONSENT</b>
<b>REGULAR X</b> Total amount of time needed: 3 min (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Eudaly	4. Eudaly	<input checked="" type="checkbox"/>	
Wheeler	Wheeler	<input checked="" type="checkbox"/>	