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606-2021

Report

Accept proposal of James W. Fowler Co. for the Mt. Tabor Yard Maintenance Facility and Multimodal Pathway Project for \$13,670,750 (Procurement Report - RFP No. 00001589)

Accepted

REGULAR CALENDAR

July 28, 2021

TO THE COUNCIL:

The Portland Parks and Recreation (PP&R) is the steward of about 12,000 acres of land at more than 250 locations, including a multitude of community and neighborhood parks, natural areas, recreational facilities, gardens, and trails. The Mt. Tabor Yard Maintenance Facility Project (MTYMFP) is a PP&R Parks Replacement Bond project that will construct new shop facilities for PP&R's electric, paint, welding, fencing, facilities maintenance, and carpentry shops; make multimodal path improvements, half-street improvements, utility connections, and other associated work at and near the Bureau's Mt. Tabor Yard Maintenance Facility at 6325 SE Division Street.

The goal of this project is to construct a new maintenance shop building at the western boundary of the Mt. Tabor Central Maintenance Yard site, a new paved multimodal pathway connecting SE Division Street and SE 64th Avenue, Horticultural Services improvements in the Upper Nursery area, a new horticultural area for plant storage, and provide public art.

Ordinance No. 190131 was approved by City Council on September 16, 2020 authorizing Procurement Services to use an alternative contracting method to select a proposer for the Mt. Tabor Yard Maintenance Facility

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Management and Finance](#)

Prepared by

Mahn Saechao

Date Prepared

June 28, 2021

Requested Agenda Type

Regular

and Multimodal Pathway Project. The Chief Procurement Officer advertised Request for Proposals (RFP) No. 00001589 on January 12, 2021, for the construction of the Mt. Tabor Yard Maintenance Facility and Multimodal Pathway Project with an estimated budget of \$8,100,000. PP&R rated the project estimate confidence level as Medium at that time. On February 17, 2021 one (1) proposal was received. The proposal was reviewed, evaluated, and scored by a five (5) member evaluation committee. The evaluation committee consisted of representatives from PP&R, PP&R's design consultant, and one (1) member from the Minority Evaluator Program. The evaluation committee selected James W. Fowler Co. as the highest scoring proposer. Based on the proposal received, PP&R anticipates the negotiated construction contract cost not to exceed \$13,670,750.

The City's equity in contracting aspirational goal of 20% of the hard construction costs for subcontractor and supplier utilization of firms certified by the State's Certification Office for Business Inclusion and Diversity (COBID) applies to this project. **James W. Fowler Co. has committed to subcontract 47.06% to COBID Certified firms** as follows:

Subcontractor	Certification	Area of Work	Ownership	Amount
Eugene William Construction, LLC	DBE/MBE/ESB	Utility & Street Work	Native American /Male	\$150,000
Pacificmark Construction Corp.	DBE/MBE	Carpentry, painting & Wallpapering	African American/Male	\$6,000,000
Valley Growers Nursery & Landscape, Inc.	DBE/MBE/WBE	Landscaping	Asian Pacific/Female	\$321,410
Total				\$6,471,410

James W. Fowler Co. acting as the prime contractor intends to self-perform 47.71% of the work and to contract 4.09% to the following non-certified firms:

Subcontractor	Area of Work	Amount
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B & T Striping and Curbs, Inc.	Striping	\$8,400
Compass Land Surveyors, Inc.	Surveyor	\$39,850
Eastside Paving, Inc.	Paving	\$173,870
Superior Fence and Construction, Inc.	Fencing	\$341,298
Total		\$563,418

James W. Fowler Co. is located in Dallas, Oregon, and is not a State COBID Certified. They have a current City of Portland Business Tax Registration and are in full compliance with all of the City's contracting requirements.

PP&R has funds budgeted in 2014 Parks Replacement Bond, Major Maintenance, and System Development Charges, which is included in FY 20-21 budget.

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

Procurement Services recommends that Council accept this Report and authorize the Chief Procurement Officer to execute the contract with James W. Fowler Co.

Recommended by:

Kathleen Brenes-Morúa

Interim Chief Procurement Officer

KBM: mss

Efiles

[Report and supplemental documents](#)

Agenda Items

606 Regular Agenda in [July 28-29, 2021 Council Agenda](#)

Accepted - Prepare Contract

Motion to accept the report: Moved by Hardesty and seconded by Rubio.

Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea