



# CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Sam Adams, Mayor  
Jack D. Graham, Chief Administrative Officer  
Jeffrey B. Baer, Director, Bureau of Internal Business Services

Christine Moody  
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Procurement Services  
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## REGULAR CALENDAR

December 7, 2011

### TO THE COUNCIL:

The Chief Procurement Officer is submitting this report and recommending that the Portland Water Bureau and Procurement Services be authorized to proceed with awarding a contract to Advanced American Construction, Inc. as Construction Manager / General Contractor (CM/GC) for construction of the Bull Run Dam 2 Tower Improvements Project in the amount of \$ 31,552,701.00. The Guaranteed Maximum Price submittal from Advanced American Construction, Inc. dated November 23, 2011, is attached as Exhibit A to this Report.

By way of background, Ordinance Number 183161 passed by Council on September 2, 2009, authorized the Procurement Services to use an alternative contracting method to select a Construction Manager/General Contractor for the Bull Run Dam 2 Tower Improvements Project.

The Chief Procurement Officer advertised Request for Proposals (RFP) Number 110465 on January 10, 2010, for pre-construction services and construction of the Bull Run Dam 2 Tower Improvements Project with a construction estimate of \$ 30,000,000.00. The Portland Water Bureau rated the project estimate confidence level as Low. Proposals were due on March 11, 2010, and four (4) proposals were received. A five (5) person selection committee with representatives from the Portland Water Bureau and the Minority Evaluator Program selected Advanced American Construction, Inc. as the Construction Manager / General Contractor as authorized by Ordinance 183161. Procurement Services issued a Notice of Intent to Award for the Pre-Construction Services Contract to Advanced American Construction, Inc. on April 14, 2010. Pre-Construction Services Contract Number 30001348 for \$ 350,000.00 was entered into with Advanced American Construction, Inc. effective July 16, 2010, and the contract has been amended to \$ 437,086.92.

Advanced American Construction, Inc. and their subcontractors at all tiers have made a commitment of 35% (of the total subcontractor and supplier amount) Minority Owned Business Enterprise, Women Owned Business Enterprise, and Emerging Small Business (MWESB) utilization on this project. Advanced American Construction, Inc. has also made a commitment to have continuing diversity outreach throughout the life of the project. Advanced American Construction, Inc. has agreed to adopt and implement the City's Workforce Training and Hiring Program requirements. The MWESB Subcontractor and Supplier Program Outreach Plan and the Workforce Training and Hiring Program Plan from Advanced American Construction, Inc. are attached as Exhibits B and C to this Report.

The Bull Run Dam 2 Tower Improvements Project is funded, in whole or in part, by Ordinance Number 183161, passed September 2, 2009.

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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.*

Funding for a portion of this project is included in the Water Bureau proposed FY 2009-10 Budget, and additional funding will be requested in the FY 2010-11, FY 2011-12, FY 2012-13, and FY 2013-14 Budgets.

Advanced American Construction, Inc. has a current City of Portland Business License and their EEO Certification is current through January 5, 2013. The company is located in Portland, OR, and is not a State Certified M/W/ESB Contractor.

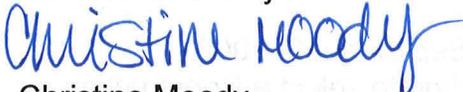
Advanced American Construction, Inc. is in Delayed Compliance with the Equal Benefits Program.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount be furnished by the Contractor.

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:



Christine Moody  
Chief Procurement Officer

CM:mp

Agenda No.  
**REPORT NO.**  
Title

Accept Guaranteed Maximum Price of \$ 31,552,701.00 from Advanced American Construction, Inc. for the construction of the Bull Run Dam 2 Tower Improvements Project. (Procurement Report - RFP Number 110465)

<p align="center"><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor</b> <i>J. Bill Adams</i></p> <p align="center"><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Adams</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Leonard</p> <p align="center"><b>BUREAU APPROVAL</b></p> <p>Bureau: Procurement Services Bureau Head: Christine Moody <i>CM</i></p> <p>Prepared by: Michael Perrie Date Prepared: November 28, 2011</p> <p>Financial Impact &amp; Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Council Meeting Date <b>December 7, 2011</b></p> <p><b>City Attorney Approval</b></p>	<p>CLERK USE: DATE FILED <u>DEC 02 2011</u></p> <p align="center"><i>on behalf of Mayor Adams</i></p> <p align="center">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p><b>ACTION TAKEN:</b></p> <p>DEC 07 2011 <i>RESCHEDULE TO</i> DEC 14 2011 9:30 A.M.</p> <p>DEC 14 2011 <b>ACCEPTED</b></p>
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<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/></p> <p>Total amount of time needed: <b>20 Minutes</b> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Leonard	✓	
Adams	✓	