

IMPACT STATEMENT

Legislation title: Accept bid of Steven Ray Mitchell dba Lake Oswego Construction for the Sellwood Park Pool Bathhouse Roof Replacement and Exterior Repairs for \$704,418.00 (Procurement Report - Bid No 00000358)

Contact name: Christine Moody, Chief Procurement Officer

Contact phone: 503-823-1095

Presenter name: Christine Moody, Chief Procurement Officer



Purpose of proposed legislation and background information:

Authorize the Chief Procurement Officer to execute a construction contract for the Sellwood Park Pool Bathhouse Roof Replacement and Exterior Repairs to Steven Ray Mitchell dba Lake Oswego Construction. The construction cost based on bids received is \$704,418.

This project is part of the Bureau of Parks & Recreation (PP&R), Parks Replacement Bond Program. In November 2014, 74% of voters supported the sale of up to \$68 million in general obligation bonds to finance a portion of the needed urgent capital repairs to parks and park facilities.

The Sellwood Park Pool Bathhouse roof is over 86-years-old and far beyond its useful life. The majority of the existing shingles are loose, decayed, or missing altogether, and the need to replace the roof has become critical. The improvements that will be constructed under this contract will resolve critical maintenance issues that have been outstanding for many years. A new roof system and necessary repairs to the roof dormers will address observed leaks, and improvements to the roof assembly and seismic upgrades will significantly extend the useful life of the popular aquatic facility, originally constructed in 1929.

Ordinance No. 187726 was approved by City Council on May 4, 2016 authorizing the Chief Procurement Officer to issue a competitive solicitation for the Sellwood Park Pool Bathhouse Roof Replacement and Exterior Repairs on behalf of PP&R.

No revenues will be impacted by this legislation.

This legislation does not change existing City policy.

Financial and budgetary impacts:

Based on bids received, PP&R anticipates the construction contract cost to be \$704,418. The engineer's estimate for this project was \$585,000.00 and the confidence level was Moderate.

PP&R conducted a bid analysis and determined that based on bids received, the anticipated construction contract cost will be \$704,418. The original Engineer's Estimate for this project was \$585,000. The Lump Sum Base Bid was \$545,938, but the final award amount includes additional items that were requested in the Invitation to Bid as an alternate and unit prices. These alternates were included in the original project scope and were incorporated into the Engineer's Estimate. However, due to concerns about increasing construction costs within commercial construction

market, PP&R decided to include some items of work as add-alternates to allow for flexibility in finalizing a scope that did not exceed budget allocation. Furthermore, the contract cost is greater than the Engineer's Estimate due to the fact that the building contractors and construction materials are currently in high demand throughout the Pacific Northwest, resulting in a smaller bidding pool of available contractors and higher prices for labor, equipment, and materials.

Funds are available through the 2014 Parks Replacement Bond (PP&R's Owner Cost Center P30112).

No present positions will be created, eliminated or re-classified as a result of this legislation.

Community impacts and community involvement:

The construction contracting community, including contractors certified with the State of Oregon as minority, women, and emerging small businesses became involved when the Chief Procurement Officer advertised and publically noticed the project on the City's Online Procurement System on June 15, 2016.

Potential bidders were able to review the competitive solicitation, attend a pre-bid meeting, ask questions, provide comments and submit a bid in response to the Invitation to Bid (ITB). Bids received resulted in the award of the construction contract. Procurement Services managed the procurement process. No protests were received.

No known persons or groups will be testifying.

No future public involvement is anticipated or necessary for this request.

Budgetary Impact Worksheet

Does this action change appropriations?

☐ **YES:** Please complete the information below.

☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount