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## 724-2023

Report

### Accept bid of ABC Roofing, a Tecta America Company, LLC for the 1900 Building Roof Improvements Project for \$1,260,780 (Procurement Report - ITB 00002149)

Accepted

TO THE COUNCIL:

On March 15, 2023, Council approved Ordinance Number 191205 for Procurement Services to competitively solicit the 1900 Building Roof Improvements Project in accordance with PCC 5.34. The Chief Procurement Officer has advertised and received bids for Bid Number 00002149 on behalf of Office of Management and Finance – Facilities (OMF Facilities), with a project construction estimate of \$1,500,000. OMF Facilities rated the project estimate confidence level as medium.

Bids were opened on July 6, 2023, and two (2) bids were received. The lowest responsive bid is from ABC Roofing, a Tecta America Company, LLC, thus it is recommended that their bid be accepted at the estimated lump sum quoted for a total bid amount of \$1,260,780, which is 18.97% under the engineer's estimate.

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. **ABC Roofing, a Tecta America Company, LLC, has committed to subcontract 5.06% to COBID Certified firms as follows:**

Subcontractor	Certification	Area of Work	Ownership	Amount
Residential, Commercial, Industrial Roofing, Inc. dba RCI Architectural Sheet Metal	M/WBE	Sheet Metal	Asian/Female	\$69,650

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Management and Finance; Revenue and Financial Services](#)

Contact

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Chief Procurement Officer

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Requested Agenda Type

Regular

Date and Time Information

Requested Council Date

August 30, 2023

Time Requested

15 minutes

<b>Subcontractor</b>	<b>Certification</b>	<b>Area of Work</b>	<b>Ownership</b>	<b>Amount</b>
<b>Total</b>				<b>\$69,650</b>

ABC Roofing, a Tecta America Company, LLC, acting as the prime contractor intends to self-perform 94.07% of the work and to subcontract 0.87% to the following non-certified firm:

<b>Subcontractor</b>	<b>Area of Work</b>	<b>Amount</b>
Diversified Fall Protection, LTD	Roof Safety/Roof Fall Protection	\$11,935
<b>Total</b>		<b>\$11,935</b>

ABC Roofing, a Tecta America Company, LLC, is located in Portland, OR, and is not a State COBID Contractor and is a Caucasian/Male owned firm. They have a current City of Portland Business Tax Registration and are in full compliance with all of the City's contracting requirements

OMF Facilities has funds available in Facilities major maintenance reserve and will be appropriated in the FY 2023-24 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 ABC Roofing, a Tecta America Company, LLC,.

Recommended by:

Biko Taylor

Chief Procurement Officer

BT: mss

## Impact Statement

### Purpose of Proposed Legislation and Background Information

Authorize the Chief Procurement Officer to execute a construction contract for 1900 Building Roof Improvements Project to ABC Roofing, a Tecta America Company, LLC. The construction cost based on bids received is \$1,260,780.

Office of Management and Finance – Facilities (OMF Facilities) is responsible for the 1900 Building Roof Replacement project. The roof on the 1900 Building is beyond the 20-year warranty period. Over the past 2-3 years there have been leaks in the roof causing damage to the new space below. Construction of the new offices on the 7th floor were completed in January 2022. The roof was tested by a moisture control consultant with cores taken and the insulation has areas of failure typical of a roof this old.

Ordinance 191205 was approved by City Council on March 15, 2023, authorizing the Chief Procurement Officer to issue a competitive solicitation for the 1900 Building Roof Improvements Project on behalf of OMF Facilities.

No revenues will be impacted by this legislation.

This legislation does not change existing City policy.

### Financial and Budgetary Impacts

The engineer's estimate for this project was \$1,500,000 and the confidence level was medium. Based on bids received, OMF Facilities anticipates the construction contract cost to be \$1,260,780, which is 18.97% under the engineer's estimate.

Funds are available in Facilities major maintenance reserve and will be appropriated in the FY 2023-24 budget.

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 publicly noticed the project on the City's Online Procurement System including a public notice posted in the Daily Journal of Commerce on June 14, 2023.

Potential bidders were able to review the competitive solicitation, 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.

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. **ABC Roofing, a Tecta America Company, LLC, has committed to subcontract 5.06% to COBID Certified firms as follows:**

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ABC Roofing, a Tecta America Company, LLC, is located in Portland, OR, and is not a State COBID Certified Contractor and is a Caucasian/Male owned firm. They have a current City of Portland Business Tax Registration and are in full compliance with all of the City's contracting requirements.

No known persons or groups will be testifying.

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

### **100% Renewable Goal**

This action neither increases nor decreases the City's total energy use.

This action neither increases nor decreases the City's renewable energy use.

## Budget Office Financial Impact Analysis

The bureau previously estimated the total cost of the work to be \$1.5 million, so the bid from ABC Roofing is 19% lower than projected. The bureau will cover this request out of the Facilities major maintenance reserves which will be appropriated in the FY 2023-24 budget.

## Agenda Items

724 Regular Agenda in [August 30-31, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/8/30)  
(<https://www.portland.gov/council/agenda/2023/8/30>)

Accepted - Prepare Contract

Motion to accept the report: Moved by Mapps and seconded by Gonzalez.

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea