

Date: June 22, 2016

To: Board of Directors

From: Neil McFarlane 

Subject: RESOLUTION 16-06-37 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH MCDONALD WETLE INC. FOR THE NELA ROOF REPLACEMENT PROJECT

1. Purpose of Item

The purpose of this item is to request that the TriMet Board of Directors (“Board”) authorize the General Manager to execute a contract with McDonald Wetle Inc. (“MWI”) for construction of the Nela Roof Replacement Project (“Project”).

2. Type of Agenda Item

- Initial Contract
- Contract Modification
- Other _____

3. Reason for Board Action

Board approval is required for goods and services contracts obligating TriMet to pay in excess of \$500,000.

4. Type of Action:

- Resolution
- Ordinance 1st Reading
- Ordinance 2nd Reading
- Other _____

5. Background

TriMet owns a 40,000 square foot building at its LIFT Paratransit Services facility on Nela Street in northwest Portland. The roof on the building has been leaking and exhibiting other performance problems. A roofing consultant hired by TriMet’s Facilities Management department determined that the roof is near the end of its useful life and is in need of replacement.

TriMet conducted a two-step low bid process to select the contractor for the Project. During step one of the Invitation To Bid (“ITB”) process, TriMet invited contractors to submit technical proposals, including information regarding their qualifications, experience, references, Minority/Women/Emerging Small Business (“M/W/ESB”) utilization, and ability to comply with TriMet’s specifications.

TriMet received three responses to the step-one ITB, and following a review by the Evaluation Committee, the responses submitted by ABC Roofing Co., Inc. (“ABC Roofing”), MWI, and Snyder Roofing of Oregon LLC (“Snyder Roofing”) were determined to meet the standards set out in step one of the process, and those firms were invited to submit bids pursuant to step two. At the conclusion of step two, bids were received as follows:

MWI	\$472,402.00
Snyder Roofing	\$537,887.00
ABC Roofing	\$555,980.00

TriMet produced an independent cost estimate for this work and staff has determined that MWI’s bid is fair and reasonable given adequate competition. Accordingly, TriMet proposes to award a contract to MWI. Since this is a remodeling project in an existing building, customary changes will likely be incurred during execution of the work that will require additional expenditures under the contract. Therefore, the attached Resolution includes authority for future change orders up to \$95,000, or 20 percent of the contract amount. The contract amount plus change order allowance is within the budget for the Project.

6. Procurement Process

The contract was procured through a competitive two-step ITB process, as described above.

7. Diversity

In its step one proposal, MWI indicated that it expected to utilize M/W/ESB contractors for zero to five percent of the work, and noted that 71 of its 120 employees are minorities. However, in its step two bid, MWI indicated that it does not expect any M/W/ESB contractor participation. Because this is a low bid contract that is not subject to negotiation, TriMet has limited input into the subcontractors selected to work on the Project.

8. Financial/Budget Impact

The contract amount is included within TriMet’s Capital Budget for Fiscal Year 2017 in the Facilities Program.

9. Impact if Not Approved

TriMet could choose not to replace the roof at this time. However, the roof is near the end of its useful life and replacement is recommended. Replacing the roof will increase the useful life of this TriMet-owned building.

RESOLUTION 16-06-37

RESOLUTION OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) AUTHORIZING A CONTRACT WITH MCDONALD WETLE INC. FOR THE NELA ROOF REPLACEMENT PROJECT

WHEREAS, TriMet has authority under ORS 267.200 to enter into a contract with McDonald Wetle Inc. for construction of the Nela Roof Replacement Project (“Contract”); and

WHEREAS, the total amount of the Contract shall exceed \$500,000; and

WHEREAS, the TriMet Board of Directors (“Board”), by Resolution dated November 25, 2009, adopted a Statement of Policies requiring the Board to approve goods and services contracts obligating TriMet to pay in excess of \$500,000;

NOW, THEREFORE, BE IT RESOLVED:

1. That the Contract shall be in conformance with applicable laws.
2. That the General Manager or his designee is authorized to execute the Contract in an amount not to exceed \$472,402.
3. That the General Manager or his designee is authorized to execute change orders to the Contract in a total cumulative amount not to exceed \$95,000.

Dated: June 22, 2016

Presiding Officer

Attest:

Recording Secretary

Approved as to Legal Sufficiency:



Legal Department