

W.S.E.L.

**AGENDA COVER MEMO**

Memorandum Date: 7/27/11  
Order Date: 8/10/11

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**TO:** Board of County Commissioners

**DEPARTMENT:** Management Services

**PRESENTED BY:** David Suchart

**AGENDA ITEM TITLE:** IN THE MATTER OF AWARD OF LCP 2011-05 TO MCKENZIE COMMERCIAL CONTRACTORS, INC., FOR CONSTRUCTION CONTRACTOR SERVICES IN THE AMOUNT OF \$1,382,512 TO REPLACE THE ROOF ON THE CONVENTION CENTER AT THE LANE EVENTS CENTER

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**I. MOTION:** MOVE TO AWARD A CONTRACT TO MCKENZIE COMMERCIAL CONTRACTORS, INC., FOR CONSTRUCTION CONTRACTOR SERVICES IN THE AMOUNT OF \$1,382,512 TO REPLACE THE ROOF ON THE CONVENTION CENTER AT THE LANE EVENTS CENTER.

**II. AGENDA ITEM SUMMARY**

The Board is being asked to approve awarding a contract for construction contractor services to McKenzie Commercial Contractors, Inc., to replace the roof on the Convention Center at the Lane Events Center

**III. BACKGROUND/IMPLICATIONS OF ACTION**

**A. Board Action and Other History**

Lane County conducted a formal BID. LCP 2011-05 was posted on the official Lane County website, as well as in the Portland Daily Journal of Commerce, on May, 17, 2011.

The current roof on the Convention Center at the Lane Events Center (LEC) is the original roof from its construction in 1978. Various repairs have been done but an engineering evaluation revealed that further repairs could not be made. Normal life on a roof of this type is 25 – 30 years.

**B. Board Goals**

Protecting the public's assets by maintaining, replacing, or upgrading the County's investments in systems and capital infrastructure, and identifying ways to improve space and facilities conditions to better serve citizens, insure the adequate maintenance of existing infrastructure, and provide an environment conducive to high employee productivity, as outlined in the Goals and Strategy B.1.d. of the County's Strategic Plan, will be served by the completion of this project.

**C. Financial and/or Resource Considerations**

The RFB resulted in a final bid that was under the County's estimated budget for reconstructing the roof of the facility from a contractor with known industry experience and a reliable reputation. There are adequate funds in the CIP for this project.

The project is funded by a bond sale with repayments primarily from the CIP Fund and as available from Transient Room Tax receipts from LEC.

**D. Analysis**

One bid was received and opened on June 14, 2011, by the Management Services Director at the Public Service Building. The First Tier Subcontractor Disclosure form was submitted by the contractor within the appropriate timeframe. The bid was inspected by the Director of Management Services and approved. An Intent to Award notice was posted on June 21, 2011.

**E. Alternatives/Options**

County may accept bid and contract with McKenzie Commercial Contractors, Inc.

County may reject bid and conduct another bid process.

County may delay or cancel project.

**IV. RECOMMENDATION**

It is recommended that award of LCP 2011-05 be made to McKenzie Commercial Contractors, Inc., based on its sole and acceptable bid to Lane County, that a construction contract be signed by the contractor, and that the County Administrator be authorized to execute the contract.

**V. TIMING/IMPLEMENTATION**

Contract to be effective August 17, 2011.

**VI. FOLLOW-UP**

Following approval of the award, a contract will be signed by the vendor and delivered to the County Administrator for execution. Work will commence when the 2011 County Fair is completed.

**VII. ATTACHMENTS**

Board Order

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 11-08-17-

IN THE MATTER OF AWARD OF LCP 2011-05 TO  
MCKENZIE COMMERCIAL CONTRACTORS, INC.,  
FOR CONSTRUCTION CONTRACTOR SERVICES  
IN THE AMOUNT OF \$1,382,512 TO REPLACE  
THE ROOF ON THE CONVENTION CENTER AT  
THE LANE EVENTS CENTER

**WHEREAS**, Lane County has a need for construction contractor services;  
and

**WHEREAS**, Request for BID LCP 2011-05 was issued on May 17, 2011;  
and

**WHEREAS**, McKenzie Commercial Contractors, Inc., submitted the  
lowest bid to the County per BID requirements;

**NOW, THEREFORE**, it is hereby ordered that the Board of  
Commissioners awards a one-year construction contract to MCKENZIE  
COMMERCIAL CONTRACTORS, INC., in the amount of \$1,382,512 for the  
replacement of the roof on the Convention Center at the Lane Events Center;  
and

**BE IT FURTHER RESOLVED**, that the County Administrator is delegated  
authority to execute such a contract.

DATED this 17th day of August, 2011.

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Chair, Lane County Board of Commissioners

APPROVED AS TO FORM

Date 8-1-11 lane county

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OFFICE OF LEGAL COUNSEL