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AGENDA COVER MEMO

DATE: October 29, 2003
TO: Lane County Board of Commissioners
DEPT: Public Works
PRESENTED BY: Dale Wendt, Public Works Support Services Manager
AGENDA ITEM TITLE: In the Matter of Awarding a Contract to McKenzie Commercial Contractors, Inc., in the Amount of \$157,290.00, for Florence Zone Shop Miscellaneous Improvements – 2003, Contract #03/04-04.

I. MOTION

MOVE TO AWARD A CONTRACT TO MCKENZIE COMMERCIAL CONTRACTORS, INC.,
IN THE AMOUNT OF \$157,290.00, FOR FLORENCE ZONE SHOP MISCELLANEOUS
IMPROVEMENTS - 2003, AS SPECIFIED IN BID 03/04-04.

II. ISSUE OR PROBLEM

Shall Lane County approve awarding a contract to McKenzie Commercial Contractors, Inc. to provide construction services at the Florence Zone Shop, identified as Miscellaneous Improvements - 2003?

III. DISCUSSION

A. Background

The Florence Shop buildings were constructed in 1975. Several maintenance improvement projects have been performed at the site since original construction. In addition to several repainting/restaining contracts over the years, in 1989 an additional bay was added to the maintenance shop, along with improvements to keep water from entering the concrete block walls of the shop building. In 2000, contracts were let to paint the office building and replace the office building roof along with three shed roofs.

The close proximity of the shop site to the Pacific Ocean accelerates the weathering process – requiring more frequent painting and staining activities. Even with frequent repainting/staining the T1-11 plywood siding on the office, shop and sheds experiences moisture and salt penetration resulting in rot.

B. Analysis

The Department of Public Works proposes to replace the deteriorated sheets of siding with new and then cover all wood siding with sheet metal on the maintenance shop and shed buildings. The exterior concrete block walls of the maintenance shop would be painted and the overhead doors on the shop building and Shed A would be replaced with metal doors. The existing doors are fiberglass and are cracked and weathered.

During the 1980's, rainwater mixed with salt, entered the south and west concrete block walls of the maintenance shop through the top and sides of the walls during pelting rains. This occurred in part due to the loss of the moisture sealing surface caused by the severe coastal weather and in part due to a flaw in the design of the top of the parapet block wall. The problem was addressed by adding an additional bay (wood structure) to the south wall to prevent rain from contacting the concrete block wall, placing metal flashing over the top of all four walls, and repainting the structure. However, the interior block wall surface was not addressed at that time. Standing salt water in the walls, more particularly the south and west walls, caused numerous problems of concrete spalling where various size chunks of the wall material broke off. It is proposed that the interior walls be repaired with wire mesh and grout and then repainted.

This project has been planned, with sufficient budget funds appropriated. The approved Road Fund CIP and FY2003-04 budget includes \$130,000 for this project. The CIP and budget also includes \$100,000 for miscellaneous facility projects.

The bid included a base bid with one (1) alternate. The alternate bid item is for repairing and painting all interior concrete masonry surfaces in the maintenance shop.

The County received two (2) bids for this project. McKenzie Commercial is the low bidder on the base bid with a bid of \$125,890.00, and is the low bidder when the alternate (\$31,400.00) is included.

The recommended bid award includes the alternate.

C. Alternatives/Options

1. Approve the construction contract with alternate #1.
2. Approve the base bid without alternate #1.
3. Do not approve the construction contract.

D. Recommendation

It is recommended that the Board approve entering into a contract with McKenzie Commercial Contractors, Inc. for construction services at the Florence Shop identified as miscellaneous improvements – 2003, specified in the 03/04-04 bid, with alternate #1.

E. Timing

Upon approval of the Board, a contract will be executed between McKenzie Commercial Contractors, Inc. and the County Administrator.

IV. IMPLEMENTATION/FOLLOW-UP

None.

V. ATTACHMENTS

Board Order

Bid Recap

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

) IN THE MATTER OF AWARDDING A
) CONTRACT TO MCKENZIE
) COMMERCIAL CONTRACTORS, INC.,
) IN THE AMOUNT OF \$157,290.00, FOR
) FLORENCE ZONE SHOP
) MISCELLANEOUS IMPROVEMENTS -
) 2003, CONTRACT #03/04-04

ORDER

WHEREAS, at the duly publicized place and time on October 14, 2003, an authorized representative of the Department of Public Works, opened bids on the following:

Construction Services for Florence Zone Shop Miscellaneous Improvements - 2003, Contract 03/04-04; and

WHEREAS, the low responsive bid to conform to bid specifications was received from McKenzie Commercial Contractors, Inc., in the amount of \$157,290.00, including alternate #1, and the Director of the Department of Public Works recommends that the bid be accepted with inclusion of alternate #1; therefore it is hereby

ORDERED that the bid received from McKenzie Commercial Contractors, Inc. be accepted as recommended; and it is further

ORDERED that a contract be awarded to McKenzie Commercial Contractors, Inc. in the amount of \$157,290.00, in accordance with the bid specifications; and it is further

ORDERED that a contract be executed in accordance with this Order and the bid specifications and the County Administrator be authorized to sign the contract.

DATED this _____ day of October, 2003.

Peter Sorenson, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM
Date 10/17/03 Lane County
James J. Sullivan
OFFICE OF LEGAL COUNSEL

Lane County Florence Zone Shop Miscellaneous Improvements - 2003

Bid Opening:

Lane County
David Suchart, Director
Department of Management
125 East 8th Avenue; Eugene, OR 97401

Tuesday, October 14, 2003, 3:00 PM

Architect's Number

0302.05

Name of Firm	Bid Security	Base Bid	Alternate #1	Unit Price
			Paint all interior surfaces of concrete masonry in the Shop Building	Replace 4'x8' sheets of plywood wall sheathing -- per 1 sheet: \$_____
2 G Construction				
Alan Yokum Construction				
Allen & Laport General Contracting				
McKenzie Commercial Contractors, Inc	X	\$125,890	\$31,400	\$83.00/sheet (\$157,290)
Morris P. Kielty General Contractors, Inc.	X	\$133,904	\$30,339	\$150.00/sheet (\$164,243)
Ron Kaufmann - Builder				

WBGS Architecture & Planning PC