

METROPOLITAN EXPOSITION RECREATION COMMISSION
Resolution No. 17-16

For the purpose of approving the purchase of roofing materials for the Portland Expo Center through an interstate cooperative procurement agreement

WHEREAS, the Portland Expo Center roofs on Halls D, E and the Connector roof require restoration; and

WHEREAS, the architect hired to design the roof restoration has specified the use of a Tremco Roofing Product in order to secure a long term warranty for the roof restoration; and

WHEREAS, the Association of Educational Purchasing Agencies has obtained a contract for the purchase of Tremco Roofing Product which is available to MERC through an interstate cooperative procurement in accordance with Oregon public contracting law; and

WHEREAS, purchasing the roofing materials will save the Portland Expo Center approximately \$45,000 if purchased through this interstate cooperative procurement agreement prior to June 1, 2017; and

WHEREAS, the Portland Expo Center will issue an invitation to bid for the Hall D, E and Connector Roof Project in early May that will use the purchased roofing materials; and

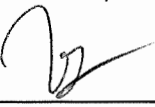
WHEREAS, staff recommend that the Metropolitan Exposition Recreation Commission (MERC) approve this purchase in an amount not to exceed \$905,000.00.

BE IT THEREFORE RESOLVED that:

MERC approves the purchase of the Tremco Roofing Product through the interstate cooperative procurement agreement in an amount not to exceed \$905,000.00.

Passed by the Commission on May 3, 2017.

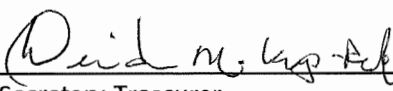
Approved as to form:
Alison R. Kean, Metro Attorney



Nathan A. S. Sykes, Deputy Metro Attorney



Chair



Secretary-Treasurer

MERC Staff Report

Agenda Item/Issue: Metropolitan Exposition and Recreation Commission approval of the expenditure of \$905,000 for the purpose of the purchase of roofing materials (Tremco Roofing Products), as specified by the Scott Edwards Architects, (project Architect) for the EXPO Hall D, E and Connector Roof Restoration Project through an interstate cooperative procurement agreement.

Resolution No.: 17-16

Presented By: Matthew P. Rotchford, Portland Expo Center
Jesse Flores, Metro cPMO

Date: May 3, 2017

Background and Analysis: The Portland Expo Center has three roof systems – Halls D, E and Connector – that have been identified as failing and or reaching their end-of-life cycle for practical use. During the Fiscal Year18 budget process, the current roof systems were determined by Scott Edwards Architects as candidates for restoration rather than full replacement. Since restoration matches the sustainability values of Metro and MERC by reusing and recycling a great portion of Expo’s existing roof, it was decided to follow that recommendation. The design recommended by the architect specifies Tremco Roof Products. Many large facilities and arenas with large roof systems have used this approach successfully. This product, when tied with a professional roofing company with certified application credentials for the Tremco product, will carry an all-inclusive 20 year warranty which is unmatched in the industry. The Expo Halls D, E and Connector Roof Restoration RFB design documents are scheduled to be completed and publicly advertised Friday, May 5th.

As we proceeded with the project, we learned of an immediate savings opportunity that allows for an additional 5% (\$45,000) in savings. Tremco Roof Products are scheduled to incur a 5% price increase on June 1, 2017. Purchasing the products ahead of the contract award will meet our guidelines/intent to have the product in hand prior to the June 1st price increase saving Expo approximately \$45,000. In addition to avoiding the roofing material cost increase, procuring Tremco materials through the interstate cooperative procurement agreement (U.S. Communities AEPA Agreement) provides access to a 13.4% freight free and a 2%, net 30 quick pay discount which also substantially increases our savings. The purchase covers the full roof system application for Halls D, E and the Connector, but also any additional add/alternates for the coating of the gutter system, etc. By making this owner purchase ahead of time, we will also be able to meet our summer timeline for contractor application from June-September, 2017 without interrupting our event business. This purchase would be made and received prior to FY17 close and there is capital budget available to make this materials purchase in order to gain these immediate savings.

Fiscal Impact: This project is budgeted in FY 2017-18 in the amount of \$1,898,750. The \$905,000 expenditure will not impact current budget, as the construction bids are anticipated to be under \$900,000.

Recommendation: Staff recommends that the Metropolitan Exposition-Recreation Commission adopt Resolution 17-16; approve the expenditure in the amount of Nine Hundred and Five Thousand and 00/100 DOLLARS (\$905,000.00) to purchase the Tremco Roofing Materials that will satisfy the Hall D, E and Connector Roof Restoration Project.