

Metropolitan Exposition-Recreation Commission

Resolution 98-18

Accepting as the Low Bidder for the Portland Center for the Performing Arts, Civic Auditorium Cooling Tower Project, "Hydro-Temp Mechanical, Inc.", Portland, OR, and authorizing Staff to negotiate a reduction in the low bid amount, through value engineering and cost reassessment, to bring the proposed project cost within budget parameters.

The Metropolitan Exposition-Recreation Commission finds:

1. That on March 3, 1998, Bids were opened for the Civic Auditorium Cooling Tower Project, and the lowest responsive and responsive Bidder was Hydro-Temp Mechanical, Inc., Portland, OR, with a Bid of \$143,400, and
2. That this Bid exceeded the amount budgeted for this project by approximately \$30,000, and
3. That through value engineering and cost reassessment, Staff has been successful in negotiations with Hydro-Temp Mechanical to reduce the proposed project cost to approximately \$117,000, which would be close to within the original budget, and
4. That additional funds are available in the approved annual budget to compensate for the variance in the budgeted and revised proposed project cost,

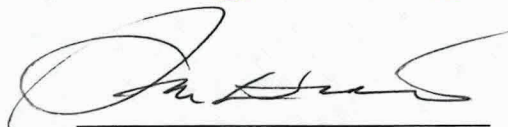
BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission accepts Hydro-Temp Mechanical, Inc., Portland, OR, as the lowest responsive and responsible Bidder for the Civic Auditorium Cooling Tower Project, and authorizes the General Manager to become signatory to a Contract with Hydro-Temp Mechanical for the amount of \$117,000 for the performance of the work in accordance with the Bid Documents.

Passed by the Commission on March 19, 1998.

APPROVED AS TO FORM:
Daniel B. Cooper, General Counsel


By: Kathleen Pool
Sr. Assistant Counsel


Chair


Secretary-Treasurer

MERC STAFF REPORT

Agenda Item/Issue: Acceptance of Low Bidder for Civic Auditorium Cooling Tower Project

Resolution No. 98-18

Date: March 13, 1998

Presented by: Harriet Sherburne

Background and Analysis:

In March of 1997, a feasibility study for the installation of a cooling tower for the Civic Auditorium was completed. This study recommended that a cooling tower be installed. Installation of a cooling tower would replace well water with recirculated water for greater efficiency of operation of the Chiller Units and to save labor expenditures for maintenance of the Chillers.

Following this recommendation, Staff solicited proposals for design of a system, selected a design engineer and received completed design, which was put out to bid in February of this year. Bids were received back from three bidders, Hydro-Temp Mechanical, Inc. at \$143,400, C & R Mechanical, Inc. at \$173,346 and Triad Mechanical at \$212,000.

Financial Considerations:

The original budget for this project was \$125,000. Staff has value engineered the project and negotiated the proposed project cost with Hydro-Temp to \$117,000. Design fees currently total approximately \$11,500. Screening costs could also be involved depending on the outcome of the design review process, as discussed in the next section.

Other Considerations:

During the permit submittal process, Staff was required to submit the project design to the Design Review Section of the City of Portland for review of design and potential requirements for screening or other visual mitigation of the appearance of the installation. Such requirements may not be known for several weeks, but initial design parameters have been forwarded in the process as submitted without requests for revision. Potential costs for screening or other design mitigation has not been determined at this time. Delays due to any potential design issues could force part of the project into the next fiscal year.

Recommendation:

Staff recommends that the Commission authorize by Resolution 98-18, acceptance of the revised negotiated proposed project cost as presented by Hydro-Temp Mechanical, Inc., Portland, OR, and authorize the Chair and Secretary/Treasurer to become signatory to a contract in the amount of \$117,000, with Hydro-Temp Mechanical for the completion of the Civic Auditorium Cooling Tower Project in accordance with the Bid Documents.

INVITATION TO BID

Sealed bids for the Portland Center for the Performing Arts (PCPA) Arlene Schnitzer Concert Hall (ASCH) Stage Lighting Control System Replacement project must be delivered to MERC Offices, 777 NE Martin Luther King Boulevard, Portland, OR 97232, to the attention of Mark Hunter, Project Manager, no later than April 7, 1998 at 3:00pm. At that time, the Bids will be opened and publicly read aloud in the MERC conference room.

The Work contemplated consists of all equipment, materials, and labor as necessary to replace the existing dimmers and control console, and to replace, upgrade and/or install control panels, control wiring and circuit wiring as described in the Project Specifications. The project also includes the installation of a forced air ventilation system in the dimmer electrical room, as described in the Project Specifications. The location of the Work will be at the PCPA Arlene Schnitzer Concert Hall, 1037 SW Broadway, Portland, Oregon.

Each Bid must be submitted on the prescribed form and accompanied by a certified check or cashier's check or Bid Bond executed on the prescribed form, payable to MERC in the amount of ten percent (10%) of the total bid amount. The Bid and bid security should be delivered in a sealed envelope marked "ASCH Stage Lighting Control System Replacement, Attention: Mark Hunter."

The successful bidder may be required to furnish the necessary additional bonds for the faithful performance of the Contract and for the payment of all persons supplying labor and materials as prescribed in the Contract Documents.

Before a contract is awarded, MERC may conduct such additional investigations as are necessary to determine whether a bidder is qualified. Upon request, the Bidder shall promptly submit such additional information as deemed necessary by MERC to evaluate the Bidder's qualifications.

This is a public works project. By signing and submitting a Bid for this project, the Bidder certifies that it will comply with ORS 279.350, requiring payment of prevailing wage rates.

Each Bid must contain a statement as to whether the Bidder is a resident bidder, as defined in ORS 279.029.

Bidders and Subcontractors must be registered with the Oregon Construction Contractor's Board pursuant to ORS 701.035-90.

A schedule of PCPA Arlene Schnitzer Concert Hall events through May 15, 1998, has been included as Appendix 'D'. This schedule indicates the dates and work periods that are currently available, restricted and unavailable to the Contractor to perform the required work, based on the type of event and the type of work being conducted on or near the date of each event.

Due to the rare possibility of additional “bookings” or cancellations of events in the building, this schedule may be modified, which may positively or negatively impact the work schedule. It is not anticipated, however, that the net number of days available to the Contractor as indicated on the schedule included as part of these documents will be lessened. In the event of a schedule change, the Owner will notify the Contractor directly following the implementation of the change, so that work plans may be modified accordingly. Due to the nature of the Public Events Facility industry, it will be necessary for the Contractor to work closely with the Project Manager and Site Contact personnel to coordinate day-to-day logistical requirements for the benefit of the Contractor and to afford Owner staff the necessary time to perform event or non-event related functions. **The Contractor is urged to take into consideration noise factors that may impact adjacent areas where events may be impacted by the project. Dust control and protection of exposed materials will be necessary at all times.**

Products or materials that are different than those called out in the specification may be considered for bidding purposes only if requested by the bidder in writing at least five (5) working days prior to the bid opening and only if “approved equal” in writing by the Owner at least two (2) working days prior to the bid opening. Following bid opening, product or material substitutions will only be made at the request or discretion of the Owner.

MERC reserves the right to reject all Bids or any Bids not conforming to the intent and purpose of the Contract Documents, to reject for good cause any and all Bids upon a finding of MERC that it is in the public interest to do so or to waive any informality or irregularity in any Bid or Bids. MERC further reserves the right to award the Contract at any time within ten (30) days following the Bid opening date.

Information Contact - Project Manager and Site Contacts

For information concerning the proposed work or any other issues relating to these Bid Documents and Project Specification, contact:

Mark Hunter, Construction/Capital Projects Manager, MERC, (503) 731-7827

Site contacts for logistical issues will be:

Steve Crick, Stage Supervisor, PCPA, (503) 796-6506

Don Scorby, Operations Manager, PCPA, (503) 274-6576