



595 Main Street, Aumsville, OR 97325  
Office: (503) 749-2030 ~ FAX: (503) 749-1852  
Email: rharding@aumsville.us

# PUBLIC MEETING NOTICE

## AUMSVILLE CITY COUNCIL SPECIAL MEETING

Zoom Video Conference

**THURSDAY, MAY 4, 2023**

### **A G E N D A**

**ZOOM MEETING LINK – [CLICK HERE](#)**

**MEETING ID – 873 0498 5947**

**PASSCODE - 366717**

**1) CALL TO ORDER: 4:00PM**

- a) Approve Agenda

**2) PRESENTATIONS, PROCLAMATIONS, & VISITORS**

- a) **Public Comment:** Public Comment will be accepted from online attendees at this time. Comments are limited to 5 minutes for comments on items other than Public Hearings listed below. There is a public comment period within each hearing. You may also submit comments by emailing City Administrator Ron Harding at [rharding@aumsville.us](mailto:rharding@aumsville.us) by noon on May 4, 2023.
- b) **Visitors:** For information about how to attend the meeting online, please call City Hall at 503.749.2030 or email [tnichols@aumsville.us](mailto:tnichols@aumsville.us) to request log in instructions. Information will also be posted on our website [City Council Regular Meeting | City of Aumsville Oregon](#)

**3) NEW BUSINESS**

- a) Recommendation to Award – Public Works Shop Building

The City of Aumsville does not and shall not; discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. Anyone wishing to speak on an agenda item should ask to be recognized by the Mayor or Chair at the beginning of that agenda item. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities must be made at least 48 hours prior to the meeting. Please call (503) 749-2030 and leave a message or Oregon Relay Service for TDD at (800) 735-2900.



595 Main St. Aumsville, Oregon 97325  
(503) 749-2030 • TTY 711 • Fax (503) 749-1852  
[www.aumsville.us](http://www.aumsville.us)

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## STAFF REPORT

**TO:** City of Aumsville City Council  
**FROM:** Matthew Etzel, Aumsville Public Works  
**SUBJECT:** Notice to Award Public Works Shop Building

**RECOMMENDATION:** Aumsville City Council to issue the Notice to Award to RA Gray Construction LLC. in the amount of \$1,874,425.00 for the construction of a new Public Works Shop and Office Building.

**BACKGROUND:** We recently solicited proposals for the Public Works Shop Building. We received 3 proposals from RA Gray Construction, Thatcher Construction, and DSL Builders. RA Gray was the low bid. Although they were low bid, this project was over our original estimate. City staff and Westech Engineering worked with RA Gray to value engineer some savings and were able to save about \$180,000 on the project.

RA Gray, Thatcher Construction, and DSL Builders proposals were all scored by Matt Etzel, Steve Osie, and Steve Ward (Westech). The scores are as follows.

1. RA Gray 395 out of 400
2. DSL Builders 215 out of 400
3. Thatcher Construction 214 out of 400

RA Gray scored the best with 395 out of 400 possible points. Their proposal showed a lot of previous jobs very similar to ours while staying on budget, completing on time, and without any complaints or claims on their bonds. We have been impressed with their flexibility and help to get the most savings out of this project while still keeping it high quality and something that will work well for the City for many years to come.

We will need to issue a Notice to Award today to keep the current pricing. We will then bring contracts when they are approved by the lending agency, staff, and the contractor back to the council for final approval.

## MOTION:

- Move to award RA Gray Construction LLC. in the amount of \$1,874,425.00 for the construction of a new Public Works Shop.
- Move to award RA Gray Construction LLC. in the amount of \$1,874,425.00 for the construction of a new Public Works Shop with the following revisions.
- Move to remand back to staff for revisions as directed.



May 1, 2023

The Honorable Mayor and City Council  
City of Aumsville  
595 Main Street  
Aumsville, OR 97325

RE: Recommendation for Award, PW Shop

Ladies and Gentlemen:

Proposals for Design-Build of the Aumsville PW Shop were received and opened at 2:00 p.m. on February 23, 2023. There were a total of 3 (three) responsive proposals received from qualified builders.

The proposals were ranked based upon the following criteria.

1. Conformance with the requirements of the RFP; 10 Points
2. References and experience of the team; 10 Points
3. Qualifications and experience of the team; 10 Points
4. Project approach and schedule; 20 Points
5. Cost; 50 Points

The proposals were reviewed by Matt Etzel and Steve Oslie of the City and Steve Ward of Westech Engineering. The teams were ranked as follows:

1. RA Gray Construction; 395 out of 400 Points
2. DSL Builders; 215 out of 400 Points
3. Thatcher Construction; 214 out of 400 Points

RA Gray pricing in the proposal was \$2,069,888.00. DSL Builders pricing was \$2,850,800.00. Thatcher's pricing was \$2,164,904.00. All three proposals were over budget so staff and Westech negotiated Value Engineering savings with RA Gray. Based upon the VE pricing, Westech Engineering recommends award of the Contract to RA Gray in the amount of \$1,874,425.00.

We have sent out the Notice of Intent to Award, subject to Council Award, to the bidders as required by OAR 137-049-0395(1). Sending out the Notice of Intent to Award starts the statutory time limit for the 7-day bid protest period required prior to issuance of the official Notice of Award but does not obligate the City to issue the final Notice of Award.

Upon Council approval we will issue a Notice of Award to the Contractor, after which we will proceed with obtaining the required signatures for the Contract Documents and schedule a

May 1, 2023

Honorable Mayor and City Council of the City of Aumsville

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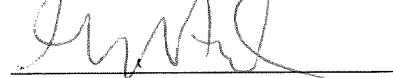
preconstruction conference with the Contractor, the City and any affected utilities. We plan to issue the notice to proceed as soon as practical after Contracts are signed and the preconstruction conference is held.

We hope this information is useful and will assist the City Council in making a final decision on the award of this project. We are happy to attend the City Council meeting and to answer questions or to discuss the project in more detail if you desire.

If you have any questions or need additional information regarding this matter, please contact us at (503) 585-2474.

Sincerely,

**WESTECH ENGINEERING, INC.**



Steven A. Ward, P.E.  
Project Manager

cc:

Mr. Ron Harding, City of Aumsville



VE Item	Proposed VE Amount	Accepted Amount	Accepted or Denied	Notes/Comments:
<b>ARCHITECTURAL</b>				
1	Overhead doors in-lieu of coiling doors	-\$32,000.00		
2	Perform site work prior to September	-\$11,000.00		
4	Purchase building now and take early delivery	-\$22,000.00		
5	6" concrete floor w/ #4 @ 18" OC	-\$4,200.00		
6	Eliminate truncated domes	-\$1,400.00		
7	MDO 8 ft in shop	\$2,800.00		
8	Add 4 ft CMU masonry on east side (includes credit for metal wall)	\$8,800.00		
9				
<b>SITE</b>				
10				
11				
12				
<b>MECHANICAL / FIRE SPRINKLER</b>				
13	Backflow preventer and flow switches inside the building	-\$7,325.00		
14				
15				
<b>PLUMBING</b>				
16	Solidcore PVC to cellcore PVC piping above ground	-\$1,500.00		
17	Warehouse spot drains to single trench drain	-\$11,320.00		See product data
18				
<b>ELECTRICAL</b>				
19	Code minimum sprinkler monitoring system	-\$12,204.00		See electrical proposal for further information
20	Lighting VE options	-\$22,442.00		Note* No intrusion detection or surveillance included
21	Reduce generator to 26KW 120/240V Generac & 200A ATS	-\$39,395.00		
22	Remove arc flash studies	-\$3,386.00		
23	Remove fused disonnect and go with MCB panelboard	-\$10,316.00		
24	Remove (2) ceiling fans	-\$2,316.00		
25	NM cable in-lieu of MC cable in concealed areas	-\$2,640.00		
26	Remove Megger testing and reporting	-\$1,040.00		
27	Allow PVC conduit where exposed interior and exterior	-\$1,280.00		
28	Cat6 cabling to open cabling	-\$5,986.00		
29				
30				
<b>SUB-TOTAL</b>		<b>-\$180,150.00</b>	<b>\$0.00</b>	
Overhead and Fee		-\$15,313.00	\$0.00	
<b>TOTAL SAVINGS</b>		<b>-\$207,063.00</b>	<b>\$0.00</b>	
<b>TOTAL ADDS</b>		<b>\$11,600.00</b>	<b>\$0.00</b>	
<b>ORIGINAL BID PRICE</b>		<b>\$2,069,888.00</b>	<b>\$0.00</b>	
<b>REVISED BID W/ VALUE ENGINEERING</b>		<b>\$1,874,425.00</b>	<b>\$0.00</b>	



April 27, 2023

The Honorable Angelica Ceja  
City of Aumsville  
595 Main Street  
Aumsville, OR 97325

RE: Award for Special Public Works Fund, Aumsville Public Works Shop Construction,  
Project Number L23014, 4/27/2023

Dear Mayor Ceja:

Congratulations on your successful application for the above-referenced project. Enclosed please find a summary showing the funding amount and special terms and conditions of the award. The financing contract will contain the full terms and conditions of your award and will be sent to you for proper signatures. Please note that the legal obligations for funding and for reimbursement of project expenses are subject to execution of the contract.

The project must comply with all applicable state laws, regulations, and procurement requirements. As a reminder, you must provide copies of all solicitations at least 10 days before advertising, and all draft contracts at least 10 days before signing.

We encourage you to offer appropriate media opportunities to help build public awareness of your project's purposes and benefits. Please notify us of any event celebrating your project. As always, we are available to answer questions that may arise during the implementation of your project. If you need assistance, please contact me at 503-856-2483 or by email at [michelle.bilberry@biz.oregon.gov](mailto:michelle.bilberry@biz.oregon.gov).

Sincerely,

*Michelle Bilberry*

Michelle Bilberry, Regional Project Manager  
Business Oregon

c: Ron Harding, City Administrator  
Kirsti Pizzuto, Office Assistant  
Arthur Chaput, Regional Development Officer  
Representative Ed Diehl  
Senator Fred Girod

# SUMMARY OF AWARD

Project Number: L23014 Date of Award: April 27, 2023

Recipient: City of Aumsville

Project Name: Aumsville Public Works Shop Construction

Source of Funding (Grant/Loan/Forgivable Loan)	Award Amount
Special Public Works Fund – Loan, Public, Tax Exempt	\$754,425
<b>Total</b>	<b>\$754,425</b>

General Description of Loan	
Interest Rate	3.08%
Maximum Term	15 Years

Approved Project Description
<p>The Recipient shall, with assistance of an engineer licensed in Oregon, oversee the construction of a new 8,000 square foot public works building at 565 Olney Street, Aumsville, Oregon. Primary activities include site preparation, foundation, construction of pre-engineered steel building, and associated mechanical, electrical, and plumbing components.</p>

**Note: The full terms and conditions will be contained in the contract; in addition to the standard contract terms and conditions, the following special or additional conditions have been placed on the award:**

- A. **Full Faith and Credit Pledge.** The Recipient will be required to pledge its full faith and credit and taxing power within the limitations of Article XI, Sections 11 and 11 b of the Oregon Constitution to pay the amounts due under the Financing Contract. The Financing Contract shall be payable from all legally available funds of the Recipient.
- B. **Senior & Parity.** The standard contract language “No Parity or Senior Debt without Agency Consent” on future obligations secured by the Public Works Equipment Fund shall apply.
- C. **Financial Covenants.** The Recipient shall budget internal fund transfers to the Public Works Equipment Fund, which when combined with the available fund balance within the Public Works Equipment Fund, are adequate to generate Net Revenue each fiscal year at least equal to one hundred twenty (120%) percent of the annual debt service due in the fiscal year on the Loan, any outstanding senior lien obligations, and any outstanding Parity Obligations if applicable.

**CITY OF AUMSVILLE  
NEW CITY PUBLIC WORKS SHOP  
NOTICE OF INTENT TO AWARD**

**OWNER:** CITY OF AUMSVILLE

**TO:** All Bidders

**DATE:** April 12, 2023

Pursuant with ORS 279C.375 and OAR 137-049-0395(1), this document constitutes the Owner's notice that it intends to award a contract for the above referenced work to **R.A. Gray Construction**, contingent upon authorization and approval of this award by the City Council.

Issuance of the Notice of Award is subject to receipt of all required documents and approvals as applicable. Owner's issuance of the Notice of Award will not occur sooner than seven (7) calendar days following the issuance of this Notice, or after Owner affirms this award in the event of a timely filed protest, whichever is later (*ORS 279C.375 and OAR 137-049-0395*).

Bidder list (*copy of this notice provided to all bidders*):

- R.A. Gray, Construction
- Thatcher Construction
- DSL Builders, LLC

cc:

- Mr. Ron Harding, City of Aumsville