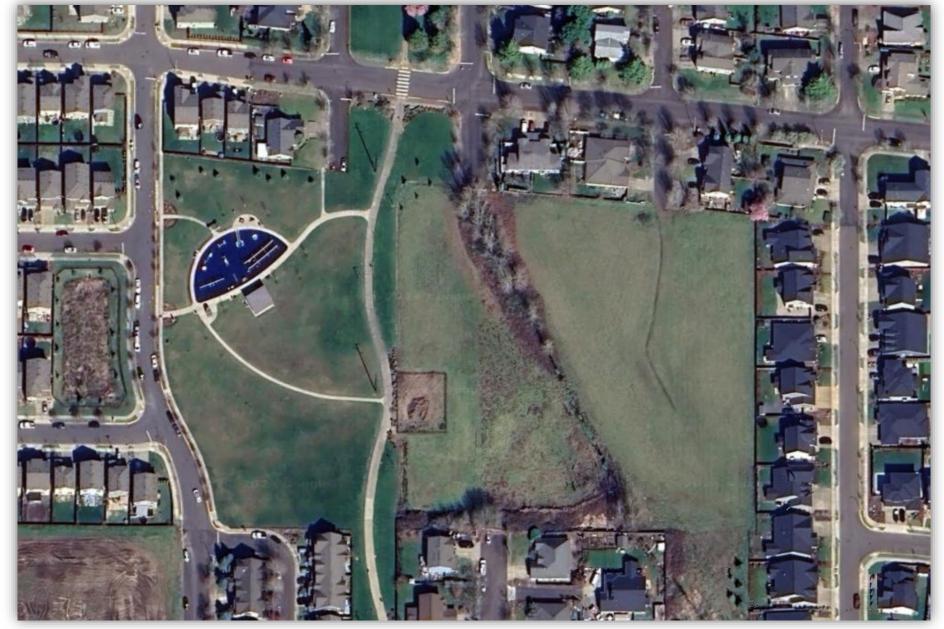




**Meadows** Drive

Public Bidding
Exemption –
Public Hearing





# Jay Pearson Park – Purchase Agreement

### **Contractual Obligation**

 The City shall pay for half street improvements of Yohn Drive and Meadows Drive when the neighboring properties develop.

### **Construction Opportunity**

- Contractor shall submit a cost estimate for the City's portion of half street improvements for review.
- If the cost is agreeable, the City can enter into an agreement with the developer to construct the City's share of the street.



## **Public Bidding**

### <u>Requirement</u>

 Due to the use of public funds and the future roadway being on current City property, the project would be a "Public Improvement Contract" and subject to competitive bidding rules per ORS 279C.300

### **Potential Exemption**

- Under ORS 279C.335(2) the local contract review board (City Council) may exempt the contract from competitive bidding if it approves two findings:
  - The exemption is unlikely to encourage favoritism or substantially diminish competition
  - 2. The exemption will likely result substantial cost savings and other benefits to the City.



### Items for Consideration

#### **Competition not Substantially Diminished**

- Work will be required to meet APWA standards.
- City will review the cost estimate.
- This format may increase competition by appealing to contractors that do not normally bid on government contracts.
- Developer shall pay prevailing wage rates for City's portion of the project.



### Items for Consideration – cont.

### **Substantial Benefits and Savings**

- Allowing the developer to manage and construct the project will save City time and resources.
- The developer will be able to maximize efficiencies by constructing as a single project.
- Additional considerations per ORS 279C.335(2)(b)(A)-(N) included with the resolution as an attachment.



## **Council Options**

- Adopt Resolution 2024-50 and its findings, exempting the portion of Meadows Drive that that the City is responsible for constructing from public bidding requirements.
- 2. Not adopt the findings of Resolution 2024-50, requiring Alan Ruden, Inc. to comply with all public bidding requirements for the City's portion of the Meadows Drive project.
- 3. Not adopt the findings of Resolution 2024-50 and direct staff to advertise publicly for bids and contract directly for construction of the City's portion of the Meadows Drive project.

