



AGENDA
Special Commission Meeting
Port of Portland Headquarters
7200 N.E. Airport Way, 8th Floor
April 30, 2014
3:30-3:45 p.m.

Action Item

1. PUBLIC IMPROVEMENT CONTRACT – MT. HOOD AVENUE
RAMPS REHABILITATION – PORTLAND INTERNATIONAL
AIRPORT

CHRIS EDWARDS

Requests approval to award a public improvement contract for the Mt. Hood Avenue Ramps Rehabilitation project at Portland International Airport.

**PUBLIC IMPROVEMENT CONTRACT – MT. HOOD AVENUE RAMPS REHABILITATION –
PORTLAND INTERNATIONAL AIRPORT**

April 30, 2014

Presented by: Chris Edwards
Engineering Project Manager

REQUESTED COMMISSION ACTION

This agenda item requests approval to award a public improvement contract to Kodiak Pacific Construction to perform the Mt. Hood Avenue Ramps Rehabilitation project at Portland International Airport (PDX).

BACKGROUND

The Northeast Mt. Hood Avenue interchange was constructed in 2000 as part of the Cascade Station development. This interchange provides access to the PDX economy parking lots, Frontage Road businesses (rental cars, Sheraton, United Cargo), and Cascade Station businesses such as Aloft Hotel, Target, Best Buy and IKEA. The project is divided by NE Airport Way with a north and south side that serves the westbound on and off-ramp and the eastbound on and off-ramps, respectively.

Much of the pavement on the ramps is in poor condition with notable cracking, rutting and raveling. The pavement has reached the end of its useful life and needs to be replaced. If the pavement condition deteriorates further, there is a risk that the pavement will break down and become a safety issue. This project will reconstruct east and westbound on and off ramps, which are approximately 180,000 square feet.



SCOPE

- Reconstruct asphalt ramps with Portland cement concrete pavement
- Storm drainage improvements
- Utility adjustments
- Electrical loop replacements
- Pavement markings

SCHEDULE

Preliminary Planning	June 2013 – September 2013
Design	September 2013 – February 2014
Commission Action	April 30, 2014
Construction	May 2014 – September 2014

PROJECT BID RESULTS

On February 26, 2014, the Port procured this public improvement contract utilizing a competitive sealed bidding solicitation under ORS Chapter 279C. Bids were received from six contractors on March 25, 2014, but the second low bidder protested award of the contract to the low bidder. The low bidder defended its bid compliance, having interpreted the solicitation documents differently than the protesting bidder. After analysis, the Port concluded it was in the public's interest to reject all bids and re-bid the project on an expedited basis to address the perceived ambiguities in the solicitation documents.

Bids were received on the re-bid solicitation documents on April 15, 2014, as follows:

Kodiak Pacific Construction	\$3,519,519.00
Kerr Contractors, Inc.	\$3,565,467.00
Nutter Corporation	\$3,684,643.22
K&E Excavating	\$3,733,255.00
Engineer's Estimate	\$3,132,591.00

Substantial project completion is expected by November 7, 2014. In order to complete the project work within the available construction window, work is expected to commence on May 27, and the Port expects to give the contractor notice to proceed by May 20, 2014. Accordingly, approval of the award of the re-bid construction contract was sought at this special Commission meeting.

PROJECT RISKS

Risk: Traffic Impacts

Mitigation Strategy:

- Phasing plans will be developed to minimize disruptions.
- Public outreach notification of construction impacts.
- On-going coordination with affected stakeholders.
- Signage to direct traffic to alternative routes.

Risk: Weather

Mitigation Strategy:

- Develop contingency plan for scheduling work.
- Schedule work activities that are not weather sensitive.

Risk: Outside Agency Permitting

Mitigation Strategy:

- Submit for permits early.
- Communication will be ongoing with key agency representatives throughout the permitting process.
- Agency comments will be addressed quickly.

BUDGET

Contract	\$3,519,519
Port Staff/Contracted Services	\$1,098,090
Consultant	\$ 494,910
Contingency	<u>\$ 685,500</u>
Total Project Budget	\$5,798,019

The contingency representing 13 percent of the project budget is considered reasonable given the risk profile for the project and the complexity of the work site. The project cost will be funded by the Port Cost Center.

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Mt. Hood Avenue Ramps Rehabilitation project at Portland International Airport to Kodiak Pacific Construction, in accordance with its bid; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.