

NOTICE TO CONTRACTORS  
CITY OF ALBANY, OREGON  
**INVITATION TO BID**

Category of Bid: Construction (Rebid)  
Engineer's Estimate: \$250,000 and \$300,000  
**Bids due at 2:00 p.m., (Pacific Time), Tuesday, August 13, 2024**

The City of Albany hereby extends an invitation to submit bids for:

**FIXED BASE OPERATOR (FBO) BUILDING AND HISTORIC HANGAR REHABILITATION, AIP Project No. 3-41-0001-021-2024.** Major elements of work for the project include but not limited to installation of new roof membranes on the hangar portion of the FBO building and the entire Historic Hangar. Work will also include removal of existing roof and asbestos abatement on the hangar portion of the FBO building and may include removal of existing gas heaters in the hangar portion of the FBO building and in the Historic Hangar. If the additive is selected by the City, new gas infrared heaters will be installed in the FBO hangar and new electric infrared heaters will be installed in the Historic Hangar.

Bids shall be submitted to Diane Murzynski in the Finance Department, at [procurement@albanyoregon.gov](mailto:procurement@albanyoregon.gov) and received **not later than 2:00 p.m., on Tuesday, August 13, 2024**, or any extension of the time made by addendum. Bids will be considered time-stamped and received by the City when received in the procurement email inbox. The email subject line must include the project number and name as follows: **AR-24-21, FBO BUILDING AND HISTORIC HANGAR REHABILITATION, AIP Project No. 3-41-0001-021-2024**. The body of the email should plainly identify (1) the project name, (2) the bid opening time and date, (3) the bidder's name, and (4) the contractor's license number (per ORS 701). Immediately following the filing deadline, the bids will be opened and publicly read using a virtual hosted meeting, <https://global.gotomeeting.com/join/623409989>. Interested parties may also dial in using their phones (1-571-317-3122, access code 623-409-989). Bid totals will be posted on the City's website at <https://albanyoregon.gov/bids>.

Contract bid documents may be downloaded from the City of Albany website at <https://albanyoregon.gov/bids>. It is imperative those who download the contract bid documents check the website regularly for addenda, clarifications, and other pertinent notifications. All who are known by the City of Albany to have received a complete set of the contract bid documents will receive notification when additional items are posted. Please email [contracts@albanyoregon.gov](mailto:contracts@albanyoregon.gov) to be added to the Plan Holder's list.

Contract Documents may be examined at either the Office of the Engineer, Precision Approach Engineering, Inc., 5125 SW Hout Street, Corvallis, OR 97333, or a printed set may be purchased from Precision Approach Engineering for \$75 by phoning (541) 754-0043. For project information concerning the proposed work, please contact Geoff Vaughn, Precision Approach Engineering, Inc., (541) 231-6645.

Each Bidder must have access to a current set of City of Albany *Standard Construction Specifications* which can be found on the City's website at <https://albanyoregon.gov/standard-construction-specifications>. All questions will be addressed via an addendum to the solicitation documents and posted to the City website.

An optional pre-bid conference will be held at **10:00 a.m., Thursday, August 1, 2024**, at the Albany Municipal Airport, 525 Aviation Way SE, Albany, OR 97322. Potential bidders are strongly encouraged to attend the meeting to review the site conditions and ask project related questions.

This contract is for a public work subject to ORS 279C.800 to 279C.870 and the Davis-Bacon Act (40 U.S.C. 3141 et seq). The Bidder must agree that the requirements and conditions of employment be observed, and minimum wage rates as established by the U.S. Secretary of Labor or the Oregon Bureau of Labor and Industries, including any appropriate amendments. The contractor shall pay the state or federal prevailing wage rate, whichever is higher, and adhere to the most stringent requirements under this contract.

The City's contract contains a clause which incorporates by reference all of the provisions of ORS Chapter 279A-C which are applicable to public contracts. Bidders are expected to be familiar with these provisions including, but not limited to, recent changes to ORS Chapter 279C.

No bid for a construction contract shall be received or considered by the City of Albany unless the Bidder is registered with the Construction Contractors Board as required by ORS Chapter 701 or licensed by the State Landscape Contractors Board as required by ORS 671.530.

A 10% bid bond, certified check, or cashier's check must accompany each bid on all projects and must be forfeited if the bidder fails to enter into a Contract with the City of Albany within 10 days after the date of the Notice of Award. **A scanned copy must be submitted with the bid.**

The requirements of 49 CFR Part 26 apply to this contract. It is the policy of the City of Albany to practice nondiscrimination based on race, color, sex or national origin in the award or performance of this contract. The City of Albany encourages participation by all firms qualifying under this solicitation regardless of business size or ownership. The City of Albany is an equal opportunity and affirmative action employer. Small, minority, veteran, and women-owned businesses are encouraged to submit bids. Refer to the City of Albany for a copy of the Disadvantage Business Enterprise (DBE) Program.

The City of Albany has a DBE contract goal of 5.17% in compliance with their 49 CFR Part 26 program. The goal is a contractual obligation, and the Bidder is directed to refer to the City of Albany for a copy of the goal methodology. The Bidder shall make good faith efforts, as defined in Appendix A, 49 CFR Part 26, to meet the contract goal for DBE participation in the performance of this contract.

The proposed project is subject to the following additional regulations:

1. The proposed Contract is under and subject to Executive Order 11246, as amended, of September 24, 1965, and to the Equal Employment Opportunity (EEO) and Federal Labor Provisions.
2. All labor on the project shall be paid no less than the minimum wage rates established by the U.S. Secretary of Labor, or the Oregon Bureau of Labor and Industry, whichever is higher.
3. Each Bidder must supply all the information required by the Bid Documents and Specifications.
4. The EEO requirements, labor provisions, and wage rates are included in the Specifications and Bid Documents and are available for inspection at the Office of the Engineer, Precision Approach Engineering, 5125 SW Hout Street, Corvallis, OR 97333.
5. Each Bidder must complete, sign, and furnish with his/her bid all required forms contained in the Bid Document.
6. A Contractor having 50 or more employees and his/her subcontractors having 50 or more employees and who may be awarded a contract of \$50,000 or more will be required to maintain an affirmative action program, the standards for which are contained in the Specifications.
7. Where the bid of the apparent low responsible Bidder is in the amount of \$1 million or more, the Bidder and his known first-tier subcontracts, which will be awarded subcontracts of \$1 million or more, will be subject to full, onsite, pre-award equal opportunity compliance reviews before the award of the Contract for the purpose of determining whether the Bidder and his subcontractors are able to comply with the provisions of the equal opportunity clause.
8. To be eligible for an award, each Bidder must comply with the affirmative action requirements which are contained in the Specifications.
9. Disadvantaged Business Enterprises (DBEs) as defined in 49 CFR Part 26, shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this agreement. The Owner's award of this contract is conditioned upon the Bidder satisfying the good faith effort requirements of 49 CFR §26.53.
10. Women will be afforded equal opportunity in all areas of employment. However, the employment of women shall not diminish the standards or requirements for the employment of minorities.
11. All solicitations, contracts, and subcontracts resulting from projects funded under the AIP must contain the foreign trade restriction required by 49 CFR Part 30, Denial of Public Works Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors.
12. Bidders on this work will be required to comply with the provisions of the President's Executive Order No. 11246 concerning equal employment opportunity, including all amendments and requirements issued thereunder. The requirements for Bidders and Contractors under this Order are explained in the Contract Documents.
13. Bidders are not required to be licensed under ORS 468A.720 (concerning asbestos removal) to be awarded this contract.
14. If this contract requires demolition, Contractor shall salvage or recycle construction and demolition debris, if feasible and cost-effective. (ORS 279C.510).

15. The Aviation Safety and Capacity Expansion Act of 1990 provides that preference be given to steel and manufactured products produced in the United States when funds are expended pursuant to a grant issued under the Airport Improvement Program.

The City of Albany reserves the right to waive any irregularities or informalities in the bid or bidding process, reject any bid or all bids not in compliance with all prescribed public bidding procedures and requirements, may reject for good cause any or all bids upon a finding of the City that it is in the public interest to do so, and to postpone the award of the Contract for a period of time which, however, shall not extend beyond 120 days from the bid opening date. This project will be partially funded with a grant from the Federal Aviation Administration (FAA). Contractor must comply with 2 CFR §200 and *Appendix II to Part 200 - Contract Provisions for Non-federal Entity Contracts Under Federal Awards*. The award of the contract is subject to the approval of the Federal Aviation Administration and availability of Federal Funding.

Dated this 29th day of July 2024.



Diane M. Murzynski, NIGP-CPP, CPPO, CPPB  
Contracts & Procurement Officer

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