PUBLIC NOTICE OF PROPOSED WAIVER

DATE ISSUED: October 19, 2023

PROPOSED SERVICE: Contract to renovate a single-family duplex.

PROPOSED PROVIDER: Sapphire General Contractors, LLC

REQUESTING DEPARTMENT: Affordable Housing-Community Development

Please take notice of Park City Municipal Corporation's (PCMC's) intent to waive a competitive procurement process. PCMC Procurement Rule 5-3 provides that the competitive procurement requirements may be waived under circumstances where there is a reasonable justification, and the waiver is in the best interests of PCMC. The Procurement Official has determined that a waiver is appropriate for a contract to renovate 1941 Cooke Drive in the amount of $85,285.31 to Sapphire General Contractors, LLC based on the information below:

Waiver Justification:
Awarding the contract through a Standard Procurement Process is impractical and not in the best interest of PCMC because procurement of the services is unlikely to produce competition, Using the same contractor that was used for very similar renovations on 1959 Cooke Drive will result in efficiencies in materials choices and the contractor has gained knowledge of the construction constraints, and timely completion of the renovation would convenience the public because the renovated unit would be occupied by tenants as quickly as possible . In the recent past, renovation projects of this small dollar amount resulted in only one bid despite efforts to obtain competitive proposals. Importantly, the same contractor has availability to start this project now, and there are very few (if any) contractors who have current availability in the current market. The transitional costs are not reasonable due to the lack of availability of qualified contractors. It is unreasonable to keep this affordable unit vacant for months while a standard procurement process is conducted, and a qualified and available contractor is selected.

*To submit comments regarding this Notice of Proposed Waiver, please email rhoda.stauffer@parkcity.org within seven days of the date of posting.