

W.D.D.

## AGENDA COVER MEMORANDUM

Agenda Date: July 27, 2005

TO: Board of County Commissioners

Presented by: David Suchart, Management Services Director

Title: Motion/Order: In the Matter of Awarding a contract for Construction Manager/General Contractor (CM/GC) services for the Sheriff's Rooftop Radio Room Project

### MOTION:

Move approval of Board Order \_\_\_\_\_ \ In the Matter of Awarding a contract for Construction Manager/General Contractor (CM/GC) services for the Sheriff's Rooftop Radio Room Project

### ISSUE:

The Lane County Sheriff's Office requires an efficient and timely method for constructing the new Courthouse rooftop radio room prior to the snowfall in the mountains next winter. The new radio equipment must be calibrated with sites that are located in the Cascades and Coast Range. A previous effort to locate a prefabricated building was unsuccessful thus requiring a constructed facility.

### DISCUSSION:

#### Background:

The Lane County Sheriff's Office has received grant funding to initiate a portion of the regional microwave network for public safety services. Changing to this technology requires the installations of a radio building and tower structure to support new functions. The grant and other system build specifications (related to the weather at remote sites) requires completion of the radio building and installation of the new tower no later than September 1, 2005.

Because of the timelines it is more efficient to <sup>use</sup> ~~you~~ the Construction Manager/General Contractor (CM/GC) method for this remodel/expansion.

Using the traditional bidding method would not allow time to complete the design, bid the job (to include the long lead items) and mobilize the contractor and sub-contractors. Oregon law permits the use of the CM/GC methodology to bring on a contractor to deal with issues such as the long lead items. It is also an effective way of allowing the contractor to work with the architect during the preparation of construction documents. This reduces the number and amount of change orders during construction.

The Construction Manager, among other responsibilities, becomes responsible for preparing the documents with the architect so that bidding on the components of the job can occur. This is done within the confines of the Guaranteed Maximum Price (GMP) which will be negotiated at the end of the pre-construction phase of the project.

Analysis: A Proposal and Specifications for CM/GC Services was advertised on May 29, 2005. A June 7 Pre-Proposal Conference was held and final proposal were due on June 21. Of the three interested parties only one (McKenzie-Commercial) submitted a final proposal.

Proposals were evaluated on the basis of:

- Overall Firm/Team Experience
- Key Personnel Experience
- References
- CM/GC and Related Experience
- Current Workload
- Overall Project Approach
- Diversity Approach
- Scheduling Approach
- Cost Control Approach
- Change Order History
- Subcontracting Plan
- Fee

As only one firm submitted a proposal, considering the fact that Lane County has had a successful working relationship with McKenzie-Commercial and one of those projects was a CM/GC for the Elections Building no interview was conducted.

OPTIONS:

Accept the recommendation of McKenzie-Commercial as CM/GC for the Elections building project.

Reject the recommendation.

**RECOMMENDATION:**

Staff unanimously recommends that McKenzie-Commercial be awarded the CM/GC contract as the best applicant as determined through the approved selection process.

**IMPLEMENTATION:**

Contract will be made final, signed by the County Administrator. At the end of pre-construction the GMP will be processed for signature as amendment one to the contract.

IN THE BOARD OF COMMISSIONERS FOR LANE COUNTY

ORDER & RESOLUTION

IN THE MATTER OF AWARDING  
A CONTRACT FOR  
CONSTRUCTION MANAGER  
/GENERAL CONTRACTOR  
(CM/GC) SERVICES FOR THE  
SHERIFF' ROOFTOP RADIO  
ROOM PROJECT

WHEREAS, Lane County has need for a radio building and installation of the new tower no later than September 1, 2005, and

WHEREAS, due to timelines the Construction Manager/General Contractor (CM/GC) methodology is most appropriate, and

WHEREAS, all respondents were evaluated pursuant to the RFP by an evaluation team, and

WHEREAS, the evaluation team has recommended the firm of McKenzie-Commercial, and

WHEREAS, the initial contract shall be developed with a fixed fee for the pre-construction phase, with amendments being negotiated for the construction phase including the Guaranteed Maximum Price (GMP),

NOW, THEREFORE, it is hereby ordered the firm of McKenzie-Commercial is hereby awarded the contract for CM/GC services for the Lane County Elections Division Building, with the initial fee for the pre-construction phase not-to-exceed \$8,500; and,

IT IS FURTHER ORDERED that the County Administrator is delegated authority to execute such a contract.

Dated this 27<sup>th</sup> day of July 2005.

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Chair, Lane County Board of Commissioners

APPROVED AS TO FORM  
Date 7/19/05 lane county  
J. Haidlaw  
OFFICE OF LEGAL COUNSEL