

T4C 1#2

Memorandum Date: July 29, 2007
Order Date: August 14, 2007

TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: David Suchart, Director

AGENDA ITEM TITLE: ORDER/In the Matter of Awarding a contract for Construction Manager/General Contractor (CM/GC) Services to Chambers Construction Company for the Public Health Building.

ORDER/In the Matter of Awarding a contract for Architectural Services to PIVOT Architecture and Planning for the Public Health Building.

I. MOTION

Move Approval of Order 07-8-14- in the Matter of Awarding a contract for Construction Manager/General Contractor (CM/GC) services to Chambers Construction Company for the Public Health Building.

Move Approval of Order 07-8-14- in the Matter of Awarding a contract for Architectural Services to PIVOT Architecture and Planning for the Public Health Building.

II. AGENDA ITEM SUMMARY

Lane County requires an efficient and timely method for designing, constructing and remodeling the newly purchased building at 151 West Seventh Avenue for the purpose of housing divisions of the Department of Health & Human Services.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The County purchased the property at 151 West Seventh, Eugene in April 2007 with the goal of consolidating Public Health services, Supervision services, Veterans services, and the future home of a new Federally Qualified Health Center. While meeting a number of criteria as an ideal

location and facility, the building, which is currently over half vacant, requires remodeling and construction activities to provide effective and efficient work space for staff and a comfortable and safe destination for clients. For example the third floor, which was administrative offices for the Bankruptcy Court, will be converted to space for the WIC program.

B. Policy Issues

Oregon Law allows for the use of CM/GC for complex projects. Lane County has used this method of construction on the Juvenile Justice Center, the Lane County Jail, and Lane County Elections with success in the past.

C. Board Goals

Protecting the public's assets by maintaining, replacing, or upgrading the County's investments in systems and capital infrastructure, and identifying ways to improve space and facilities conditions to better serve citizens, insure the adequate maintenance of existing infrastructure, and provide an environment conducive to high employee productivity, as outlined in the Goals and Strategy B.1.d. of the County's Strategic Plan, will be served by the completion of these projects.

D. Financial and/or Resource Considerations

Funds are currently allocated for the pre-construction phase of the project. Much of the activity during this phase will identify the total project cost. That will be financed through the sale of bonds. The General Fund allocation to finance the bonds has been allocated in the current budget and the Financing Plan.

Under an ideal CM/GC process the contractor would prepare a single Guaranteed Maximum Price (GMP) in accordance with the architectural specifications. In this case there are a number of factors which affect both the development of the pre-construction fee and the GMP.

The original plan called for approximately one year to develop the building plan, with construction starting in mid 2008. Due to the need (termination of lease in State Office Building) to move up the date for housing Supervision Services and Veterans Services, deconstruction, demolition and remodeling on the second and fourth floor is being fast-tracked. As a result, some bidding will need to occur prior to completion of a total package for the whole building. Due to uncertainties, the GMP will have to be phased and the pre-construction fee is difficult to calculate.

E. Analysis

A Proposal and Specifications for CM/GC Services was advertised, with proposals due on June 14. Interviews were held on July 14, and the selection committee selected Chambers Construction Company of Eugene as best meeting qualifications to perform the work.

PIVOT Architecture and Planning was selected to develop the Public Health Building Master Plan in 2006. It was that draft master plan that served as the basis for the County being able to purchase the Charnelton Place Building in an expeditious manner. PIVOT and the consultants who worked on the plan have served the project well, and the RFP for architectural services calls for the continuation of services to the construction phase.

Given the complexity of the remodel and a phased implementation schedule that will be spread out as current leases are completed, it is important to create an efficient working team that can address the issues involved. During the pre-construction period, the CM/GC will work with the architects and the rest of the team to deal with issues of constructability, scheduling and value engineering. Having these issues settled prior to bidding the actual construction process insures a better bid and fewer change orders.

The GMP, due to the length of the process, will be negotiated with David Suchart and Karen Gaffney, who are serving as project managers for the project. During the construction process the CM/GC will be responsible for preparing the competitive bidding packages for the various subcontractors in accordance with County purchasing requirements.

F. Alternatives/Options

1. Accept the recommendation to contract with Chambers Construction Company and PIVOT Architecture and Planning as the construction team for the project.
2. Reject the recommendation.

IV. TIMING/IMPLEMENTATION

Finalize contract with PIVOT Architecture and Planning for architectural services in conjunction with the construction and remodel of the Public Health Building.

Finalize contract for pre-construction services with Chambers Construction Company. Upon completion of pre-construction activities, negotiate a

Guaranteed Maximum Price (GMP) for construction services as called for in the RFP.

V. RECOMMENDATION

Contract with Chambers Construction Company and PIVOT Architecture and Planning as the construction team for the project.

VI. FOLLOW-UP

Upon adoption by the B/CC contracts will be prepared for signature by the County Administrator.

VII. ATTACHMENTS

Board Orders