
TO: Board of County Commissioners

DEPARTMENT: Public Works

PRESENTED BY: Tanya Heaton, Administrative Services Manager

AGENDA ITEM TITLE: ORDER/In the Matter of Awarding a Contract for Construction Management/General Contractor (CMGC) Services to Chambers Construction Co. for the Public Works Customer Service Center

I. MOTION

Move Approval of Order 10-06-23-___ In the Matter of Awarding a Contract for Construction Management/General Contractor (CMGC) Services to Chambers Construction Co. for the Public Works Customer Service Center.

II. AGENDA ITEM SUMMARY

The Board is being asked to award a contract to Chambers Construction Co. for construction services for the Public Works Customer Service Center project. This contract will have two phases. The pre-construction phase will be for a fixed fee not to exceed \$12,500. During the pre-construction phase, the CM/GC will work with the project team to analyze the design and recommend modifications for improving the constructability of the facility and providing the County with the highest quality facility within specified time frames and budget. The second phase will be for construction. During the construction phase, the CM/GC shall manage the construction, provide and pay for all materials, tools, equipment, labor, professional and non-professional services, and shall perform all other acts and supply all other items necessary to fully and properly perform and complete the work as required by the contract documents. An amendment will be presented to the Board for a Guaranteed Maximum Price (GMP) for the construction.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The Board has previously directed Public Works to pursue developing a Customer Service Center at the Delta location, which would consolidate several customer service sites in one area, including moving the Land Management Division from the Public Services Building to the new Customer Service Center. The Director was also given authorization to pursue a LEED Silver designation in developing that facility. Management Services developed and coordinated the RFP Process with the Public Works Customer Service Center (CSC) project team. The CSC Project Team includes the Public Works Director, Administrative Services Manager, County Engineer, County Surveyor, Land Management Division Manager, Road & Bridge Maintenance Division Manager, Executive Specialist and the Parks Division Manager.

In December 2009 the Board authorized a contract for Architectural Services with PIVOT Architecture for the Public Works Customer Service Center. The first phase of

E. Analysis

Management Services and Public Works teamed up to manage and coordinate the Public Works Customers Service Center project. With the assistance of County Counsel a selection process was developed for the construction management of the project. The schedule below was used for the CM/GC Request for Proposal (RFP) and selection process:

Milestone Dates:

Construction Services Methodology	March 31, 2010
RFP posted on Web site	April 2, 2010
RFP advertised in Journal of Commerce	April 2, 2010
Mandatory Pre-Proposal Conference	April 12, 2010 2:00 p.m.
Written Questions Due	April 19, 2010
Last Day for County to Respond; Post Addenda	April 23, 2010
Proposals Due	April 29, 2010 2:00 p.m.
Finalists Notified & Interviews Scheduled	May 14, 2010
Interviews Held (app.)	May 25, 2010
Notice of Intent to Award	May 26, 2010

The Construction industry was well represented at the mandatory Pre-Proposal Conference on April 12, 2010. Fifteen firms attended the conference and participated in the walk-through. All firms reported an office in Oregon and eight have offices in Eugene. Represented firms were:

CM/GC	Location
1. 2G Construction	Eugene, Or.
2. Chambers Construction	Eugene, Or.
3. Essex General Construction	Eugene, Or.
4. Howard S. Wright Constructors	Portland, Or.
5. John Hyland Construction	Eugene, Or.
6. Kirby Nagelhout Construction Co.	Bend, Or.
7. LCG Pence Construction	Salem, Or.
8. Lease Crutcher Lewis	Portland, Or.
9. Lee Construction	Eugene, Or.
10. McKenzie Commercial Construction	Eugene, Or.
11. Ordell Construction	Springfield, Or.
12. Skanska	Beaverton, Or.
13. T. Gerding Construction	Corvallis, Or.
14. Turner Const.	Eugene, Or.
15. Vik Construction	Eugene, Or.

F. Alternatives/Options

Option 1: Approve the recommendation to award the contract to Chambers Construction Company.

Option 2: Reject the recommendation.

V. TIMING/IMPLEMENTATION

As soon as the contract is approved the CM/GC will join the project team in the design phase.

VI. RECOMMENDATION

The Public Works Department recommends Option 1, awarding the contract to Chambers Construction Company for CM/GC Services.

VII. FOLLOW-UP

Upon adoption by the Board, a contract will be prepared for signature by the County Administrator.

VII. ATTACHMENTS

Board Order
Proposal available at Board Office

**IN THE BOARD OF COMMISSIONERS OF LANE COUNTY
STATE OF OREGON**

ORDER NO.

**) IN THE MATTER OF AWARDING A
) CONTRACT FOR CONSTRUCTION
) MANAGER/GENERAL CONTRACTOR
) (CM/GC) SERVICES TO CHAMBERS
) CONSTRUCTION COMPANY FOR THE
) PUBLIC WORKS CUSTOMER SERVICE CENTER**

WHEREAS, Lane County has need for a Customer Service Center for the Department of Public Works; and

WHEREAS, the County wishes to construct a Public Works Customer Service Center at the Delta complex with a goal to achieve an energy efficiency LEED rating if feasible; and

WHEREAS, the project has complexities due to phasing and maintaining tenant operations, and the Construction Manager/General Contractor (CM/GC) methodology is most appropriate; and,

WHEREAS, per Board Order No. 10-03-31-18, approval and exemption for use of the Construction Management/General Contractor (CM/GC) to obtain Construction Service for the Public Works Customer Service Center was granted; and,

WHEREAS, all respondents were evaluated and the top three were interviewed pursuant to the Request for Proposal by an evaluation team; and,

WHEREAS, the evaluation team has recommended the firm of Chambers Construction Company; and,

WHEREAS, the initial contract shall be developed with a fixed fee of \$12,500 for the pre-construction phase, with amendments being negotiated for the construction phase including Guaranteed Maximum Price (GMP); now, **THEREFORE, IT IS HEREBY**

ORDERED, that the firm of Chambers Construction Company is hereby awarded the contract for CM/GC services for the Lane County Public Works Customer Service Center, and

IT IS FURTHER ORDERED that the County Administrator is authorized to execute the contract.

Effective date: _____ day of _____, 2010.

Chair
Lane County Board of Commissioners

APPROVED AS TO FORM
Date 6/16/10 Lane County
J. Fairclough
OFFICE OF LEGAL COUNSEL