
MEMORANDUM

TO: Board of County Commissioners
Gary Schmidt, County Administrator

FROM: Sarah Eckman, Interim Director

DATE: June 3, 2021

RE: Request for Bid Exemption and Authorization to Use the Construction Manager/General Contractor (CM/GC) Request for Proposals Procurement Method for the Oak Lodge and Gladstone Community Project

Business and Community Services (BCS) is requesting an exemption from the traditional competitive procurement process and authorization to use the Request for Proposals (RFP) procurement method to obtain a Construction Manager/General Contractor (CM/GC) for the Oak Lodge and Gladstone Community Project (Project).

The Project includes a new library, community center, park and NCPRD administrative offices in Oak Grove at the site of the former Concord Elementary School (Concord Property), and a new library for the Gladstone community on the site of the former Gladstone City Hall. Earlier this year, the Board of County Commissioners (BCC) approved the Master Plans for the Project. In April, the BCC approved a contract amendment with Opsis Architecture, LLP to move forward with design work. The project is currently in the final stages of schematic design. Beginning the procurement process for the CM/GC is a crucial next step in the Project plan.

A CM/GC approach allows a contractor to be hired prior to completion of design to provide preconstruction services (phase one) and construction services (phase two). The CM/GC is the preferred project delivery method for the Project for the following reasons:

- It allows use of real-time market pricing to more accurately assess design options and maximize opportunities for Project efficiencies and cost cutting opportunities, resulting in cost savings that cannot be achieved by the standard competitive-bid process.
- It allows the Project Team to evaluate alternative approaches and make changes before construction documents are finalized. This allows the Team to find more optimal solutions within the time and resource constraints.
- It provides for an accelerated Project timeline that will help us quickly address the critical scope of work items. This will allow the Project to meet critical milestones, and lessen the risk of material and labor cost inflation.

We estimate approximately \$150,000 for CM/GC services during preconstruction (cost is included in the current project budget). Current estimated total project costs are as follow:

- Gladstone Library - \$6,000,000
- Oak Lodge Library - \$13,700,000
- NCPRD - \$23,800,000

A public hearing is needed to satisfy requirements under ORS 279C.335 to provide notice and the opportunity to receive comments on the draft findings for an exemption. In order to keep the project on schedule, we would like to move forward with the public hearing this month. Public notice of the hearing, which would be placed on Oregon Procurement Information Network (ORPIN) by June 10, 2021, would include the date and time of the public hearing to take place before the Board at the regular Board of Commissioners Business Meeting (BCC) on June 24, 2021.

If the Board supports this request, staff will bring to your June 24, 2021 business meeting for a public hearing. If you prefer a policy session to discuss further, staff will arrange that in the coming weeks.