



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date: 12/22/11
 Agenda Item #: R.3
 Est. Start Time: 9:55 am
 Date Submitted: 12/7/11

Agenda Title: Resolution Approving the Juvenile Justice Center (JJC) and Inverness Jail (MCIJ) Detention Electronics – Design Build Alternative Contracting Method.

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 22, 2011 **Time Needed:** 5 minutes
Department: County Assets - PCRB **Division:** Facilities & Property Management
Contact(s): John Lindenthal & Sam Lasko
Phone: 503-988-4213 **Ext.** X84213 **I/O Address:** B274/1
Presenter Name(s) & Title(s): John Lindenthal, (DCA), Sam Lasko (DCA), LT Jeff Wheeler (MCSO), Craig Bachman, (DCJ)

General Information

1. What action are you requesting from the Board?

Facility and Property Management Division (FPM) requests approval of a Resolution for an exemption from competitive bidding requirements pursuant to ORS 279.355 and Public Contract Review Board rule (PCRB 49-0600 – *Alternative Contracting Methods*). FPM proposes to use a RFP process and employ a Design-Build approach for a project to upgrade and replace electronic systems at the Donald E. Long Juvenile Justice Center and at Inverness Jail.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Oregon Revised Statutes (ORS) 279.335 and Public Contract Review Board (PCRB) 49-0600 -0690 provides for a means of contracting other than the traditional competitive low bid process to public agencies. A local contract review board may exempt certain public contracts or classes of public contracts from the competitive bidding requirements upon approval of findings submitted by the public contracting agency seeking exemption. The findings must show that an alternative contracting process is unlikely to diminish competition and that the alternative process will result in cost savings and quality assurance to the public agency.

Please see attached Findings in support of this request for more detail.

Additionally, the Program anticipates that employing the Design Build will:

- a. Obtain fully integrated design and construction documentation with a single point of

- responsibility;
- b. Integrate value engineering suggestions into the design phase with the potential of reducing contract changes;
 - c. Reduce the risk of design flaws, misunderstandings and conflicts;
 - d. Shortening project time; and,
 - e. Obtaining innovated design solutions.

Please note that the proposed alternative method will be competitive but will use an evaluative process (Request For Proposals or RFP) versus strictly low bid (Invitation To Bid). This is necessary due to the complexity and risk of the project as described in the Findings which are attached in support of this request. Approval of this request will allow the County to employ an alternative contracting method (RFP) for the JJC & MCIJ Detention Electronics project, and use of the Design-Build approach rather than the more traditional Design-Bid-Build process used in many Public Improvements.

3. Explain the fiscal impact (current year and ongoing).

N/A

4. Explain any legal and/or policy issues involved.

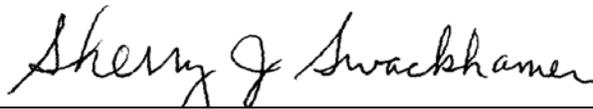
Use of the Alternative Contracting Method (Design Build) and use of a RFP versus the ITB solicitation method are permitted with Board approval. See PCRB 49-0670/Design Build.

5. Explain any citizen and/or other government participation that has or will take place.

N/A

Required Signature

Elected
Official or
Department
Director:



Date: 12/7/11