

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 99-174

Order approving exemption from the formal bid process a contract for a Construction Manager/General Contractor for the Multnomah Building Renovation Project

The Multnomah County Board of Commissioners Finds:

- a) The Oregon Revised Statute (ORS) 279.015, provides means of contracting other than competitive low bid process to public agencies through the exemption process, upon satisfaction of certain requirements. The requirements for justifying an exemption are stated below with their corresponding findings:
- b) 279.15 (2)(a) "It is unlikely that such exemption will encourage favoritism in the awarding of public contract or substantially diminish competition for public contract."

In using the CM/GC approach, the County will assure that:

The CM/GC will be selected through the County's RFP process to encourage competitiveness and fairness.

The selection of the CM/GC will be a public process using quality, schedule, use of M/W/ESB subs, and price as criteria.

Competition will not be impaired in that 90% of this project, through sub-contractors, would be competitively bid.

- c) 279.15 (2)(b) "The awarding of public contracts pursuant to the exemption will result in substantial cost saving to the public contracting agency."

In using the CM/GC approach, the County expects to save costs due to the following factors:

The County will be able to assign one, rather than multiple project managers to administer the construction project.

Administrative time including travel time for the design team, contact persons of the divisions that will occupy the building, and staff of other County agencies will be reduced due to ability to consolidate meetings and project issues.

Coordination and scheduling of all moving operation of functions from their current multiple locations to the new building will be simpler.

CM/GC will be a participant during the design and documentation phases, and will be able to assist the architect in finding the most economical design solutions.

CM/GC will become much more familiar with the building and the project, and will be able to assist sub-contract bidders in their knowledge of the project. This in turn will

remove some of the uncertainty, reduce the risk factor for the bidders, and inevitably reducing the bid amounts. The increased familiarity with the building and project will reflect eventually in better final product.

With the CM/GC on Board, the county can make purchasing of some items early on, and avoid the adverse effect of inflation.

Maximum price will be established early. The CM/GC should obtain a complete understanding of the County's needs, the Architects design intent, the peculiarities of each phase and aspect of the project, and the scope of the whole project. This should help insure that the total cost of the project stays within the allocated budget.

- d) In addition to the above mentioned findings, there are other factors to take into consideration for using the CM/GC approach. The project needs to be phased so that construction can occur on specific floors of the building due to sequencing needs, and when remodeled, be occupied. Using the CM/GC in this situation will assign a single source of responsibility and accountability for complex sequencing, phasing, and staging. Using CM/GC will also improve coordination between the construction work and other work such as telecommunications and data cabling and furnishing simpler. The CM/GC approach allows for more flexibility for design changes with minimum impact in cost.

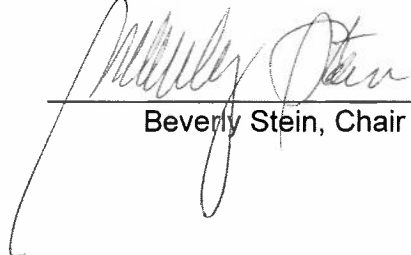
The Multnomah County Board of Commissioners Orders:

That the contract for a CM/GC for the Multnomah Building Renovation Project be exempted from the requirements of public bidding.

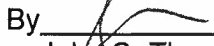


APPROVED this 9th day of September, 19 99.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:
Thomas Sponsler, County Counsel
For Multnomah County, Oregon

By 
John S. Thomas
Assistant County Counsel