

Public Safety Facilities Recommended Process Update

“On-Time – Under Budget”



Seeking Council Direction

- Confirm Use of CMGC
 - Separate Construction Manager General Contractors (CMGC)
 - Separate Designers-of-Record (Architect)

 - How Many Different Contracts to Award?
 - 4
 - 6
 - 8
 - Other

What We Learned

- Council Preferred CMGC Process
 - Allows City to Pick our Own Team
 - Accelerated Process for Completion
 - Formation of City Project Team
- Staff to Present Options on Separate Police/Fire Process

What We Learned

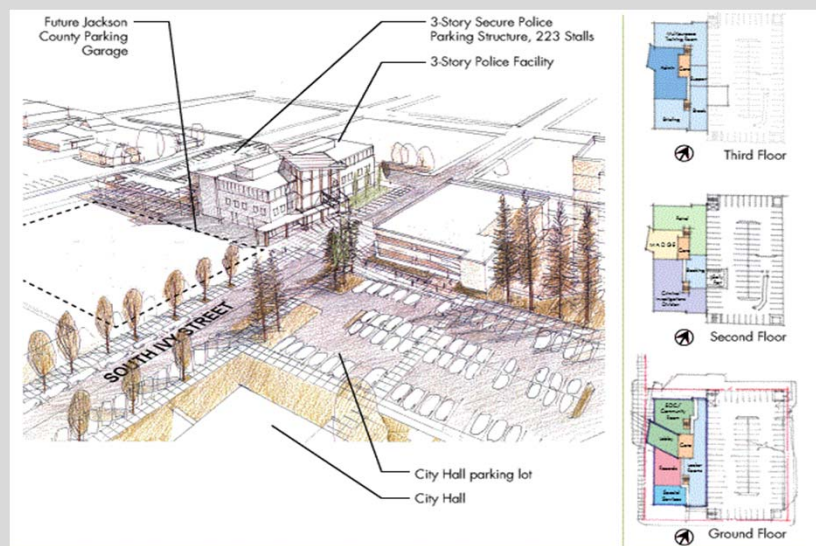
- **County Project**
 - **100% Designer of Record is Local**
 - **80% of Construction Trades is Local**
- Proposed process is following examples set by Jackson County and other agencies**

Police Project

- Police Station & Attached Secured Facilities
 - One bond funded project
 - One new building only

- Procurement Process
 - (1) Construction Manager General Contractor (CMGC)
 - (1) Designer-of-Record (Architect)

Police Station & Attached Secured Facilities



Attached Secured Facilities

- Helps replace 126 spaces due to building on an existing parking lot
- Built to accommodate
 - 100 + Police vehicles
 - 150 employees with 2/3 here daily
 - Fire employees as well

Attached Secured Facilities

- Prisoner Sally Port
 - Safe movement of in-custody suspects
 - Big safety piece to the operations of the building
- Provide Outside Storage
 - Back-up generator for the building
 - Bikes and other equipment
 - Refuse location

Fire Projects

- Fire Stations
 - Three bond funded projects
 - Two station replacements (Stations 2 & 3)
 - One near station replacement (Station 4)
- Procurement Process
 - (1) Construction Manager General Contractor (CMGC)
 - (1) Designer-of-Record (Architect)

Station 2

New Stewart Facility



Station 3

Existing Facility



New Facility



Station 4 Expansion & Reconstruction

Existing Facility



Expanded Facility



Architect Quality Based Qualification

- RFP Based on Quality
- Unable to Include Cost as a Scoring Criteria
- Architect Fee is Negotiated

CMGC Qualification Based Selection

Example

- Qualifications of Key Personnel
 - Five years of experience
 - Resume' of all personnel and partners
 - Bonding capabilities
 - Identify design deliverables

CMGC Qualification Based Selection *Example*

- Project History
 - Five projects completed
 - Projects with other government agencies
 - References for each project
 - Identify staff assigned to these projects

CMGC Qualification Based Selection *Example*

- Overall Approach to the Project
 - Measures to ensure cost savings
 - Procedures to reduce project time
 - Preservation of quality
 - Uniqueness of approach

CMGC Qualification Based Selection *Example*

- Costs & Timelines
 - List of tasks and completion estimates
 - Time needed for specific design and engineering
 - Procedure in the selection of sub-contractors
 - Description of other costs

CMGC Qualification Based Selection

- Scoring Committee Develops Selection Criteria
 - Includes categories & point values
 - Submits to City Manager for approval
 - RFP's are developed with criteria

CMGC Qualification Based Selection

- Points Awarded
 - Predetermined points scale for fees and savings
 - Preference provided under ORS 279A.120
- Local Contracting Questions
 - Describe the economic impact of this project and your firm on Jackson County contractors, taxes, schools, etc.
 - Percent partnering with local firms.

Current Biennium Opportunities

Project	Cost
USCCP – Phase 4*	\$6,100,000
Hawthorne Park	\$1,200,000
Police Property Control **	\$ 523,400
Fire Station 6 ***	\$ 420,000
F/M Tennis Court Rebuild	\$ 260,000
Eastwood Mausoleum	\$ 75,000
Total	\$8,578,400

*Currently out to bid

** Nearing Advertisement

*** Could be part of CMGC process for Fire Department

Recommended Council Direction


- Move Forward with **separate** Police & Fire Project Procurement

Project	Architect	CMGC RFP
Police	1	1
Fire	1	1

 4 RFP's

Other Options

Project	Architect	CMGC RFP
Police	1	1
Fire – Replacements*	1	1
Fire – Near Replacement**	1	1


 6 RFP's

*Replacement of fire stations 2 and 3

** Near replacement of fire station 4

Other Options

Project	Architect RFP	CMGC RFP
Police	1	1
Fire Station 2 Replacement	1	1
Fire Station 3 Replacement	1	1
Fire Station 4 Near Replacement	1	1

 8 RFP's

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Thank You

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