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)
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

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
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<tbody>
<tr>
<td>USCCP – Phase 4*</td>
<td>$6,100,000</td>
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<tr>
<td>Hawthorne Park</td>
<td>$1,200,000</td>
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<tr>
<td>Police Property Control **</td>
<td>$ 523,400</td>
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<tr>
<td>Fire Station 6 ***</td>
<td>$ 420,000</td>
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<tr>
<td>F/M Tennis Court Rebuild</td>
<td>$ 260,000</td>
</tr>
<tr>
<td>Eastwood Mausoleum</td>
<td>$   75,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$8,578,400</strong></td>
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</table>

*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

<table>
<thead>
<tr>
<th>Project</th>
<th>Architect</th>
<th>CMGC RFP</th>
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<tbody>
<tr>
<td>Police</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Fire</td>
<td>1</td>
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</table>

4 RFP’s

Other Options

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<td>1</td>
</tr>
<tr>
<td>Fire – Replacements*</td>
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<tr>
<td>Fire – Near Replacement**</td>
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</table>

6 RFP’s

*Replacement of fire stations 2 and 3
**Near replacement of fire station 4
Other Options

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</thead>
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</tr>
<tr>
<td>Fire Station 2 Replacement</td>
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<tr>
<td>Fire Station 3 Replacement</td>
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</tr>
<tr>
<td>Fire Station 4 Near Replacement</td>
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<td>1</td>
</tr>
</tbody>
</table>

8 RFP’s

Seeking Council Direction

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Thank You

“On-Time – Under Budget”