

RESOLUTION 2012-24

A RESOLUTION OF THE GARIBALDI CITY COUNCIL ACTING AS LOCAL CONTRACT REVIEW BOARD ADOPTING FINDINGS AND AUTHORIZING THE CITY MANAGER AND THE MAYOR TO CONTRACT WITH O'BRIEN & COMPANY LLC., FOR CONSTRUCTION MANAGEMENT / GENERAL CONTRACTOR (CM/GC) SERVICES NECESSARY FOR THE FIRE DEPARTMENT / CITY HALL SEISMIC REHABILITATION PROJECT

WHEREAS, the City of Garibaldi received a grant from the State of Oregon Department of Emergency Management to structurally reinforce the Fire Department portion of the City Hall building against earthquake damage; and

WHEREAS, the complexity of the Fire Department / City Hall Seismic Rehabilitation Project and certain unpredictable structural conditions indicate a high potential for changes in the scope of the Project once construction has actually begun; and

WHEREAS, the City Council acting as the Garibaldi Contract Review Board authorized for this Project the use of the CM/GC process, as identified in Garibaldi Municipal Code (GMC) § 3.10.130, through Resolution 2012-10; and,

WHEREAS, the City Council acting as the Garibaldi Contract Review Board authorized the process for selecting a CM/GC through Resolution 2012-11; and

WHEREAS, implementing Resolution 2012-11, a scoring committee formed by the City Manager independently reviewed and scored all of the proposals submitted based on the criteria of the RFP issued by the City, and the City Manager conducted interviews and verified references for the top three proposers; and

WHEREAS, the City Manager recommends the City Council acting as the Garibaldi Contract Review Board select O'Brien & Company LLC as the CM/GC for the Fire Department / City Hall Seismic Rehabilitation Project in a report to the Council;

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GARIBALDI RESOLVES AS FOLLOWS:

Section 1. The City Council adopts the recitals of this resolution as findings in support of decision. The recitals are incorporated by reference into this section as if fully set forth. The City Council adopts as additional findings the City Manager's Report dated July 25, 2012, attached as Exhibit A to this resolution and incorporated herein by reference as if fully set forth.

Section 2. Based on the adopted findings and the proposal submitted by O'Brien & Company LLC, the City Council selects O'Brien & Company LLC as the CM/GC for the Fire Department / City Hall Seismic Rehabilitation Project.

Section 3. The City Manager is hereby directed to notify all proposers of the City Council's selection and intent to award to O'Brien & Company as GM/GC for the Project, and to provide proposers a five (5) day period to notify the City of any protest of decision.

Section 4. The City Council authorizes the City Manager and Mayor to enter into an agreement with O'Brien & Company LLC as negotiated under Section 2, after the Intent to Award is final and no protest is filed, or a protest is filed and the City Council's determination on the protest does not affect the selection approved in Section 2.

1 -- A RESOLUTION OF THE GARIBALDI CITY COUNCIL ACTING AS LOCAL CONTRACT REVIEW BOARD ADOPTING FINDINGS AND AUTHORIZING THE CITY MANAGER AND THE MAYOR TO CONTRACT WITH O'BRIEN & COMPANY LLC., FOR CONSTRUCTION MANAGEMENT / GENERAL CONTRACTOR (CM/GC) SERVICES NECESSARY FOR THE FIRE DEPARTMENT / CITY HALL SEISMIC REHABILITATION PROJECT

Exhibit A – A RESOLUTION OF THE GARIBALDI CITY COUNCIL ACTING AS LOCAL CONTRACT REVIEW BOARD ADOPTING FINDINGS AND AUTHORIZING THE CITY MANAGER AND THE MAYOR TO CONTRACT WITH O'BRIEN & COMPANY LLC., FOR CONSTRUCTION MANAGEMENT / GENERAL CONTRACTOR (CM/GC) SERVICES NECESSARY TO CONSTRUCT AND MANAGE THE SEISMIC REHABILITATION OF GARIBALDI CITY HALL – FIRE DEPARTMENT

Scoring and Evaluation of Proposals Report to the Garibaldi City Council – July 25, 2012

Evaluation Committee: John O’Leary, City Manager (JO)
 Craig Wakefield, Tillamook County Building Official (CW)
 Jay Marugg, Fire Chief (JM)
 Martin McCormick, Assistant Fire Chief (MM)

On July 12, 2012, the evaluation committee meet at 9:00 a.m. and scored four proposals that were submitted to the City of Garibaldi for the Garibaldi Fire Station / City Hall Seismic Rehabilitation – Request for Proposals. Each proposal was scored as follows:

	JO	CW	JM	MM	Average
Payne Construction, Inc.					
Firm Experience	10	12	13	10	11.3
CM/GC and Related Experience	12	10	13	10	11.3
Key Personnel Experience	12	10	15	10	11.8
Overall Project Understanding / Approach	10	10	14	10	11
Scheduling Approach	4	4	3	4	3.8
Cost Control	0	10	12	10	8
Fee	0		6		3
References	5				5
					65.2
P&C Construction					
Firm Experience	15	15	14	15	14.8
CM/GC and Related Experience	15	15	13	15	14.5
Key Personnel Experience	20	15	10	15	15
Overall Project Understanding / Approach	15	12	12	10	12.3
Scheduling Approach	5	4	3	3	3.8
Cost Control	12	12	10	5	9.8
Fee	6		6		6
References	5				5
					81.2
First Cascade Corporation					
Firm Experience	10	10	13	7	10
CM/GC and Related Experience	7	10	12	8	9.3
Key Personnel Experience	10	8	12	10	10
Overall Project Understanding / Approach	10	8	14	5	9.3
Scheduling Approach	0	3	3	3	2.3
Cost Control	5	8	10	10	8.3
Fee	8		6		7
References					0
					56.2

O'Brien & Company LLC					
Firm Experience	14	10	14	15	13.3
CM/GC and Related Experience	14	8	13	13	12
Key Personnel Experience	20	12	14	15	15.3
Overall Project Understanding / Approach	15	10	14	10	12.3
Scheduling Approach	5	3	4	4	4
Cost Control	15	8	12	10	11.3
Fee	9		8		8.5
References	5				5
					81.7

Based on the conversation held by the committee after the scoring, it was decided that I would conduct phone interviews with Payne Construction, P&C Construction and O'Brien & Company LLC. I also have called on all the following references for each of these proposers.

O'Brien & Company LLC

Cost: Project Fee – 6.5%; Pre-Construction - \$5,600 NTE

Interview – In person – John O'Leary with Keeley O'Brien on 7/23/2012 from 9:00 to 9:30 a.m.

References (score = 5)

City of Forest Grove – Library Addition and Remodel – CM/GC process – Paul Downey, Finance Director 503-992-3200

Vernonia School District – Design Build - CM/GC process – Dawn Plews 503-429-5891
[Noted that she had also worked with P&C, and felt that the quality of work was comparable]

Beaverton School District Health Sciences – CM/GC process – Dick [Stienburg] 503-591-4449
[Also worked with P&C and Payne; noted that both were very good to work with for all the same reasons.]

Payne Construction, Inc.

Cost: Project Fee – 15%; Pre-Construction - \$13,448 NTE

Interview – Phone – John O'Leary with Dean Payne on 7/18/2012 from 7:00 to 7:40 a.m.

References (score = 5)

Portland State University – Greenhouses – CM/GC process – Francis McBride 503-725-8944
[Noted that he had worked with O'Brien and felt that the work was comparable.]

Columbia River PUD – Renovation – CM/GC process – Kevin Owens 503-366-3260

Mt Hood community College – Tenant improvements – CM/GC process – Richard Byers 503-491-6997

P&C Construction

Cost: Project Fee – 7.5%; Pre-Construction - \$12,000 NTE

Interview – Phone – John O’Leary with Steve Anderson on 7/19/2012 from 2:00 p.m. to 2:30 p.m.

References (score = 5)

City of Astoria – City Hall Seismic Upgrade & Remodel – CM/GC process – Paul Benoit 503-325-5824

City of Sandy – Library Remodel and Seismic Upgrade – Seth Atkinson – 503-668-5767

Beaverton School District – Seismic Upgrade and Remodel – Mural Davies– Jim Owens 503-916-3079
[Noted that he had worked with O’Brien and Payne, and indicated that all three we’re excellent to work with.]

Summary

All references gave a recommendation for the company cited. References that had worked with more than one of these companies gave recommendations for the other companies they had worked with as well. Most references would not recommend one company over another; however, in all cases the general comment was that any one of these companies would deliver quality service and product.

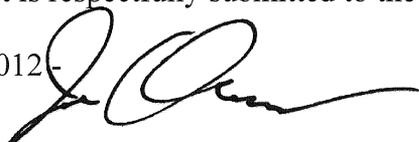
Interviews indicated that each company was knowledgeable about the project and understood the expectations of the City. My overall impression was that O’Brien & Company had a specific understanding of the building, its general condition, and the environment and climate that they would be working in.

Checking into each of these companies indicates that there are no current claims or financial concerns. Each company has sufficient insurance at this point to work on this project, and all of these companies are capable of meeting State of Oregon requirements associated with the City’s OEM grant.

Based on references, interviews and the final scores of the proposals, I am recommending the Garibaldi City Council select O’Brien & Company LLC as the CM/GC for the Garibaldi Fire Station / City Hall Seismic Rehabilitation Project.

This report is respectfully submitted to the Garibaldi City Council by City Manager John O’Leary

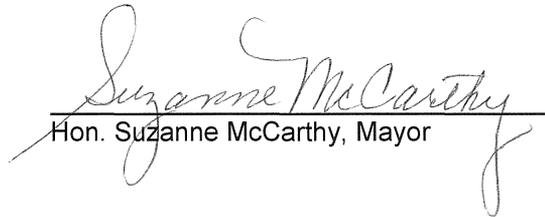
July 25, 2012



Section 5. The City Council delegates to the City Manager the authority to negotiate an agreement with O'Brien & Company LLC pursuant to Resolution 2012-11, Exhibit B, not to exceed \$300,000 total price and including a completion date not to exceed six months from the start date. Negotiated terms extending price or schedule in excess of these limits must be approved by the City Council.

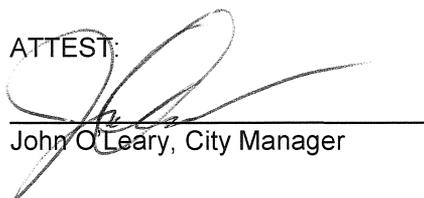
Section 6. This resolution is effective as of the date of its adoption by the City Council.

PASSED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR, this 25th day of July, 2012.



Hon. Suzanne McCarthy, Mayor

ATTEST:



John O'Leary, City Manager