

RESOLUTION NO. 18-28

A RESOLUTION ADOPTING FINDINGS IN SUPPORT OF ALTERNATIVE CONTRACTING METHOD FOR THE CONSTRUCTION OF THE OREGON CITY POLICE AND MUNICIPAL COURTS FACILITY

WHEREAS, the Oregon City Police Department is currently housed in a building purchased by the City of Oregon City in the 1980s. This building also houses the Oregon City Municipal Court and Code Enforcement. The Police operate out of the building and three modular trailers that are parked behind the building; and

WHEREAS, the current facility was not designed for its current purpose. The building is too small, does not meet safety requirements for police or court staff, is inefficient, and does not meet state-mandated seismic standards. For many years, the City has worked to solve the problem of building a facility that meets public needs for the police department; and

WHEREAS, in December of 2014, the Oregon City Commission approved purchase of the Mt. Pleasant School site from the Oregon City School District. The purpose of this purchase was to be the site of the future police and court facility. The concept design also provided space for a potential future City Hall; and

WHEREAS, this site is approximately 8.3 acres and currently has two buildings that made up the former Mt. Pleasant School. The larger building is approximately 40,000 square feet and is currently being leased by a private school; and

WHEREAS, the smaller annex building is approximately 7,000 square feet and is being used by the City in two capacities. Police utilize half the space for a gym and training space, while Oregon City Community Development occupies the other half; and

WHEREAS, in May of 2015, the Oregon City Commission approved the Community Safety Advancement Fund (CSAF) to provide revenue for the eventual construction of a new police and court facility. This was a fee added to Oregon City utility bills of \$6.50 per month, netting a revenue source of approximately \$1.1 million per year; and

WHEREAS, in September of 2017, Oregon City voters approved a revenue bond measure that allowed the police department to borrow money for the immediate construction of the police and court facility; and

WHEREAS, an alternative contracting method, known as the Construction Manager/General Contractor ("CM/GC") allows public entities to accommodate the various technical challenges in a more flexible and cost effective approach than the normal competitive bidding process; and

WHEREAS, as discussed in the attached findings, the CM/GC process insulates the City from price fluctuations in a volatile market, allows the City to make budget decisions while designing the building, and due to the sequential order of bidding, allows the City to have potential savings during design and construction. CM/GC does not diminish competition or encourage favoritism in awarding public improvement contracts,

NOW THEREFORE, THE CITY OF OREGON CITY RESOLVES AS FOLLOWS:

Section 1. The City Commission adopts the findings attached hereto as Exhibit A, explaining why it is appropriate for the City to use the Construction Manager/General Contractor ("CM/GC") for the construction of the new Police and Municipal Courts Facility.

Section 2. Based on the findings adopted in Section 1 of this resolution, the Oregon City Commission hereby exempts from the requirements for competitive bidding the project to construct the new Police and Municipal Courts Facility.

Approved and adopted at a regular meeting of the City Commission held on the 19th day of September 2018.

DAN HOLLADAY, Mayor

Attested to this 19th day of September 2018:

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney