



City of Oregon City

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Oregon City, OR 97045
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Staff Report

File Number: 19-283

Agenda Date: 5/15/2019

Status: Agenda Ready

To: City Commission

Agenda #: 7a.

From: Public Works Director John Lewis

File Type: Contract

SUBJECT:

Personal Service Agreement with PlanB Consultancy, Inc. for Owner's Representative and Construction Management Services for the Fir Street Operations Complex

RECOMMENDED ACTION (Motion):

Authorize the City Manager to execute the personal services agreement for Owner's Representative and Construction Management Services for the Fir Street Operations Complex with PlanB Consultancy, Inc. (PlanB) in the amount of \$293,910.

BACKGROUND:

Over several years, staff and various City Commissions have considered a variety of planning efforts, land use decisions, legal challenges, development proposals, land use appeals, property acquisitions, Resolutions, and legal maneuvering associated with the reuse of the 122 Center Street site.

Despite the Center Street planning, past and present City Commissions and City staff understood that a preferred site may exist elsewhere, so a variety of different sites have been considered. Early in 2018, the City learned that General Distributors had sold to Columbia Distributing with plans to close down the Oregon City warehouse on Fir Street. In June 2018, the City closed on the Fir Street property with the intention to redevelop the site to meet Public Works and Parks Operations long-term needs.

At the City Commission's 2019 Goals retreat, staff received direction to proceed with a plan that included removal of the front warehouse and office space and replacement of that space with a new office building. Other improvements include site configuration and improvements, covered parking structures, and transformation of the warehouse spaces into need-specific storage and a fleet shop.

On April 18, 2019, the City received seven Statements of Qualifications (SOQs) from firms specializing in Owner's Representative and Construction Management Services necessary to redevelop the site. This service contract would be consistent with the City's past successful building projects and would better augment staff who are currently busy and focused on delivering the City's utility and transportation system capital program.

A selection committee involving the Community Development Director, the Police Chief, the

Assistant Parks and Recreation Director, the Assistant Public Works Director, and the Public Works Director worked through the Request For Qualifications (RFQ) process. The City selected the firm of PlanB.

The City is proposing to execute a standard Personal Services Agreement which includes the RFQ, PlanB SOQ, and the project Schedule and Budget Worksheet. The contract not to exceed is in the amount of \$293,910.

BUDGET IMPACT:

Amount: \$293,910

FY(s): 2019-2021

Funding Source: Utility and Street Fund savings and set aside which has been reserved in the Community Facilities Fund