

RESOLUTION NO. 19-19

A RESOLUTION ADOPTING FINDINGS IN SUPPORT OF ALTERNATIVE CONTRACTING METHOD FOR THE RENOVATION OF THE OREGON CITY PUBLIC WORKS OPERATIONS COMPLEX

WHEREAS, the Oregon City Public Works Department has planned and budgeted for a new Public Works Operations Complex since 2004. The initial plans focused on redeveloping the existing Center Street Operations Center due to a lack of suitable industrially zoned sites within the City.

WHEREAS, the Department's staff are currently located at various facilities and the Center Street Operations Center does not provide adequate space for future growth.

WHEREAS, in June 2018, the City identified and acquired property to be used for development of a new Public Works Operations Complex. The site is approximately 4.79 acres zoned for industrial use and located at 13895 Fir Street. The site has an existing 59,564 square foot warehouse and 16,015 square feet of office space.

WHEREAS, the current structures at the new site will require extensive renovation to be suitable for municipal use and to meet appropriate seismic standards.

WHEREAS, the anticipated budget for this project is \$11.4 million.

WHEREAS, an alternative contracting method, known as the Construction Manager/General Contractor" or "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 would result in significant cost savings to the City and 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") method for the construction of the new Public Works Operations Complex.

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 Public Works Operations Complex.

Approved and adopted at a regular meeting of the City Commission held on the
day of .

DAN HOLLADAY, Mayor

Attested to this day of :

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney