



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 19-517

Agenda Date: 9/18/2019

Status: Consent Agenda

To: City Commission

Agenda #: 8d.

From: Public Works Director John Lewis

File Type: Contract

SUBJECT:

Personal Services Contract with Emerick Construction for the Construction Manager/General Contractor Services for Oregon City Operations Complex Development

RECOMMENDED ACTION (Motion):

Authorize the City Manager to execute the personal services contract for Construction Manager/General Contractor (CMGC) services for the Oregon City Operations Complex Development with Emerick Construction in the amount of \$30,470.00.

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 August 12, 2019, the City received six (6) Statements of Qualifications (SOQs) from firms specializing in construction and project management 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 Assistant Parks and Recreation Director, the Assistant Public Works Director, the Public Works Director, the Owner Representative (PlanB Consulting), and the selected Architect (Scott Edwards Architecture) worked through the Request for Qualifications (RFQ) process. Six firms submitted a proposal and the selection committee preferred the firm of

Emerick Construction Company.

The City is proposing to execute a standard Personal Services Contract for Preconstruction Services only which includes the RFQ, Emerick Construction Co. PSA, and the project Schedule. The contract for preconstruction services has a not to exceed amount of \$30,470.00.

Throughout the process of building the Oregon City Operations Complex Development, there will be other contracts and work that the contractor, Emerick Construction, will do as the Construction Manager/General Contractor. Because this is a large and important project, Public Works wants to keep the City Commission informed of who has been hired and the function that Emerick Construction will be performing for the City within the scopes of this and upcoming projects. Future contracts with additional funding needs will be brought to City Commission as they are needed. The final maximum price (GMP) contract will follow in April/May of 2020.

BUDGET IMPACT:

Amount: \$30,470.00

FY(s): 2019-2021

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