

RESOLUTION NO. 939
CITY OF PRINEVILLE

A RESOLUTION AUTHORIZING USE OF CONSTRUCTION MANAGER/
GENERAL CONTRACTOR (CM/GC) PROJECT DELIVERY SYSTEM FOR THE
REMODELING/RENOVATION OF THE PRINEVILLE SENIOR CENTER

WHEREAS the City Council of the City of Prineville is the City's Local Contract Review Board and has reviewed the applicable May 22, 2003 Issue Summary which is attached as a part of this Resolution.

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS:

1. The City of Prineville has determined that, in response to the known growth of the use of the Prineville Senior Center and the continuing aging of that facility as operated by the Prineville Soroptimists, there is a critical need to remodel and renovate said facility in order to provide for continued use expansion and to provide for the public's health, safety and welfare; and
2. The ability of the community to fund needed remodeling and renovations of said facility with the currently available CDBG funds without additional funding requires that value engineering be employed throughout the design and remodeling/renovation processes to ensure that the needed improvements are completed within the available funding limits; and
3. The complexities of the remodeling and/or renovation of an existing aged building are unique to the subject project and require close communications between the operators, the project designers and the general contractor to ensure that all project requirements are met in a coordinated, cost effective manner; and
4. The Construction Manager/General Contractor ("CM/GC") bidding method provides for the close communication between the facility operators, the City, the project designer and the general contractor necessary to produce the coordinated, cost saving completion of the project within the limited funds available therefore; and
5. The CM/GC bidding method is recognized as a valid method under the State of Oregon Model Public Contracting Rules (OAR 137-040-0510) for cities to use in selecting a design professional and general contractor on projects requiring close coordination of work and a guaranteed maximum price; and
6. The CM/GC bidding method is widely used and recognized on projects of this type as an effective means of controlling project costs and generally produces greater value for the funds expended; and
7. The CM/GC project delivery system utilizes a competitive selection process to select the project's designer and general contractor, thereby ensuring a fair, competitive process to determine the most qualified project team; and

8. Based on the foregoing findings it is unlikely that exempting the design and remodeling/renovation of the Prineville Senior Center from the public contracting law competitive bidding process to the extent necessary to use the CM/GC method will encourage favoritism in the awarding of public contracts or substantially diminish competition in the award of a contract; and
9. Utilization of the CM/GC method will result in substantial savings over the term of the project.

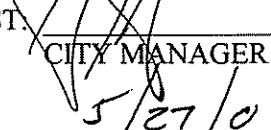
NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PRINEVILLE DOES RESOLVE AS FOLLOWS:

The utilization of a Construction Manager/General Contractor project delivery system is hereby authorized for the design and remodeling/renovation of the Prineville Senior Center, and the design and remodeling/renovation of the Prineville Senior Center is exempted from the competitive bid process to the extent necessary to utilize the CM/GC bidding method.

ADOPTED BY THE CITY COUNCIL THIS 27th DAY OF May, 2003.

APPROVED BY THE MAYOR THIS 27th DAY OF May, 2003.


STEPHEN P. UFFELMAN, MAYOR

ATTEST: 
CITY MANAGER
5/27/03
DATE