



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: December 8, 2021

SUBJECT: Construction Manager/General Contractor Findings of Fact for the North County Campus 236 and 244 Kingwood Remodel Project

RECOMMENDED MOTION:

Move approval of Document No. 2021-978 Construction Manager General Contractor Findings of Fact for the North County Campus 236 and 244 Kingwood Remodel Project.

BACKGROUND AND POLICY IMPLICATIONS:

The Facilities Department is developing plans and specifications for the North County Campus at 236 and 244 Kingwood in Redmond, Oregon. This Findings of Facts establish the basis for the use of the Construction Manager/General Contractor method of contracting as an alternative method due to current market conditions which include labor shortages, global and local supply chain issues, and the significant number of local public projects slated for construction over the coming year. The Facilities Department is seeking to utilize CM/GC services, an alternative method of contracting, based on the attached Findings of Fact.

BUDGET IMPACTS:

No budget impact at this time. If approved, this alternative, qualifications-based method would be used to select a CM/GC which would participate in the project design and solicit competitive bids for sub-contractor scopes of work and would manage and deliver the construction of the project. This project is budgeted for FY 2022 in Campus Improvements Fund 463.

ATTENDANCE:

Lee Randall