



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of August 14, 2023

Title/Subject

Resolution No. 2286 - Award CMGC Contract for Library, Harkenrider, City Hall Projects – CB Construction Inc.

Summary and Background

- The City issued a Request For Proposal (RFP) for CM/GC Services on June 27th, 2023, with Proposals being due on July 25, 2023.
 - The City received (4) proposals.
 - CB Construction, Inc. (La Grande)
 - Fortis Construction (Portland)
 - Kirby Nagelhout Construction Company (Pendleton/Bend)
 - Knerr Construction (Hermiston)
 - The City's Evaluation Committee (Brandon Artz, Mark Rose, Byron Smith) reviewed proposals on August 1.
 - The Committee's two top ranked firms CB Construction Inc. and Knerr Construction were interviewed on August 3.
- CB Construction was unanimously selected. Some of the reasons for that selection were the following:
 - CB's has performed multiple public agency CM/GC renovation projects in occupied spaces,
 - CB's emphasizes transparency and good fiscal stewardship in the process,
 - CB's has good working relationships with various regional sub-contractors and suppliers, and
 - CB's is very well versed in this specific delivery method.

Tie-In to Council Goals

3.1 Conduct public engagement and develop use scenarios for the Carnegie Building and the Library

Fiscal Information

The financial impact of this decision is not known. According to state law, the selection of a CM/GC professional is done based on qualifications. After this decision a contract will be negotiated and during the process bids will be received for the specific construction work. If an agreeable price cannot be negotiated, then attempts will be made to negotiate a contract with another firm.

Alternatives and Recommendation

Alternatives

1. Approve Resolution 2286 and award the contract to CB Construction Inc. and authorize the City Manager to proceed with contract negotiations.
2. Reject Resolution 2286

Recommended Action/Motion

Motion to approve Resolution 2286

Submitted By:

Byron D. Smith