



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of June 26, 2023

**Title/Subject**

Resolution No. 2285- Authorize Alternative Procurement Method (Construction Manager/General Contractor) – Downtown Projects (Public Hearing)

**Summary and Background**

State procurement law allows for alternative methods of constructing a project. The typical process would be to fully design the project and then hire a contractor to build the project according to the plans and specifications. This method is very good for new construction.

One of the available alternatives in Oregon is called Construction Manager/General Contractor or CMGC. This alternative allows an agency to hire a design professional (engineer/architect) and then to hire a general contractor. Both of those groups then work together to design and then construct the project. This process works very well for renovation projects that have more unknowns and allows the strengths of the architect and the contractor to come together for a more successful project from all aspects including cost.

The City has been working with the Wenaha Group as our owner's representative on this project. They have walked us through the various options and will be available at this meeting to answer any questions. The proposed resolution will authorize staff to go through the process to use this alternative procurement method and select a CMGC to partner with the Architecture firm selected on a previous agenda item.

**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. As described above the CMGC process helps to keep project costs down and stay within established budgets.

## **Alternatives and Recommendation**

### **Alternatives**

1. Approve Resolution 2285 and authorize city staff to utilize the CMGC method to work on the three downtown projects and go through a process to select a contractor to participate in the projects.
2. Reject Resolution 2285.

### **Recommended Action/Motion**

Motion to approve Resolution 2285

### **Submitted By:**

Byron D. Smith