

CLACKAMAS CSOO RADIO GROUP

BOARD OF DIRECTORS MEETING AGENDA

July 12, 2017 / 10:30AM

Meeting to be held at: CCOM - EOC 2200 Kaen Rd Oregon City, OR

Call In 800-704-9804 / Access Code: 345832#

1. Call the Board of Directors meeting to Order - Chair Captain James Rhodes
2. Roll Call of Partners: (17/9)
 - a. City of Canby
 - b. City of Gladstone
 - c. City of Lake Oswego
 - d. City of Milwaukie
 - e. City of Molalla
 - f. City of Oregon City
 - g. City of Sandy
 - h. City of West Linn
 - i. Canby Fire District
 - j. Clackamas County Fire District #1
 - k. Estacada Fire District
 - l. Hoodland Fire District
 - m. Molalla Fire District
 - n. Sandy Fire District
 - o. Tualatin Valley Fire & Rescue
 - p. Clackamas County Sheriff
 - q. Clackamas County Health
3. *Approval of Minutes of: June 14, 2017 Board Meeting
4. Public Comment
5. Convene A Public Hearing as The Local Contract Review Board to Take Comments on Draft Findings for An Exemption from Competitive Bidding Requirements.
6. Communications
7. Financial Report - John Hartsock
8. Committee Reports
 - a. Executive Committee - James Rhodes
 - b. Technical - John Hartsock
 - c. Citizen Accountability - John Hartsock
9. Old Business: (* Action Item)
 - a. System Management: Ron Polluconi
 - b. System Upgrade/Replacement
 - i. Project procurement - John Hartsock
 - ii. Project Status - John Hartsock / Ken Seymour
10. New Business: (* Action Item)
 - a. *Approve Findings of Fact for Use of The Design-Build Procurement Process as Allowed Under Oregon Statutes for The Existing Site Projects
 - b. **Next Board Meeting August 9, 2017 10:30A @ CCOM - EOC**
11. Open Agenda
12. Adjournment

CLACKAMAS C800 RADIO GROUP

Board of Directors Meeting

Meeting Minutes of the June 14, 2017 Board Meeting
Location: CCOM/EOC - 22200 Kaen Rd, Oregon City, OR

1. C800 Board Meeting Called to Order: The C800 Board of Directors meeting was called to order at 10:30 am by Chair Captain James Rhodes.

2. The following were in attendance:

City of Canby / Chief Bret Smith	Molalla Fire / Chief Vincent Stafford
City of Gladstone / Randy Hopperstad	TVFR / Chief Mark Havener
City of Lake Oswego / Leslie Taylor / Sue Scobert / Scott Thian	CCSO / Capt. James Rhodes
City of Milwaukie / Chief Steve Bartol / Capt Mark Dye	Clackamas County Public Health / Philip Mason
City of Molalla/ Chief Rod Lucich	Clackamas County / Brian Nava / Laurel Butman
City of Sandy / Chief Ernie Roberts	CCOM / Bob Cozzie / Gerry Wiese / Cheryl Bledsoe / Mark Spross
City of West Linn / Capt. Neil Hennelly	Day Wireless / Jami Sanderson
Canby Fire / Chief Jim Davis	MAJCS / Mike Fletcher
Clackamas Fire / Deputy Chief Ryan Hari / AA Amanda Neelands	Skylands NA / Daniel Kearn
Estacada Fire / Chief Bob Morrisey (phone)	C800 / Ken Seymour / John Hartsock

3. Approval of Minutes – April 19, 2017 Board Meeting: Mark Havener made a motion to approve the minutes as submitted and second was made by Neil Hennelly. A unanimous vote was cast to approve the minutes.

4. Public Comment: None

5. Communications: None

6. Financial Report – John Hartsock: Financial report is included in the packet for the both months of March and April. Nothing unusual to report and budget is on track.

7. Committee Reports:

- a. Executive Committee – James Rhodes
 - i. Did not meet.
- b. Technical – John Hartsock
 - i. Reviewed questions from the State Radio Project for system patches and discussed operation issues.
- c. Citizen Accountability Committee – John Hartsock
 - i. Next meeting will be held on the 21st at the West Linn Police facility at 7pm.

8. Old Business:

- a. System Management
 - i. Ongoing preventative maintenance and replacements due to aging equipment, etc.
 - ii. In response to a question on the recent microwave failures and down time it was stated each site will have multiple microwave paths in the new system, so it's not a single connection.

- b. System Upgrade/Replacement –
 - i. Project Procurement – John Hartsock
 - 1. Creating bid packages for Sandy, Damascus, and Wilsonville.
 - ii. Project Status – Ken Seymour
 - 1. See Project Status report in Board packet.
 - 2. Site acquisition status for the Barton/Carver site hasn't honed in on a location yet but have a potential site.
 - 3. Cooks Butte is working on a conceptual site plan for the City which should be ready in 2 to 3 weeks.
 - 4. Damascus has issued primary zoning documents and is working with PGE for power to the site, working with Fire Marshal to turnaround access.
 - 5. Wilsonville just filed a land use application on June 2 and the Washington County review will take 120+ days.
 - 6. Sandy site - reviewed foundation plans.
 - 7. Four US Forest Service sites, meeting on the June 21st with USFS.
 - 8. City of Canby – filed a land use application, scheduled a public hearing for June 26th at 7pm
 - 9. Lake Oswego water tank the City would like us to hold off the application until they have had a discussion with homeowners association
 - 10. Project schedule hasn't changed awaiting input from Motorola.
 - 11. Radio budget is on track at about \$21,000 under.
 - 12. Ordering equipment – tower orders, generators, met with vendor.

9. New Business:

- a. *Approve Contact for Emergency Generators
 - i. Neil Hennelly made a motion to approve the purchase of the generators per the staff report and the motion was seconded by Mark Havener. A unanimous vote was cast to approve the purchase of emergency generators from Kohler for \$428,750.

b. Next Board Meeting – July 12, 2017 10:30am at CCOM/EOC

10. Open Agenda:

- a. Radio questions regarding reimbursement
 - i. Public works is included, as well as law and fire.

11. Adjournment: Meeting was adjourned at 10:59 am by Chair Captain James Rhodes

Page : 1 of 1 06/26/2017 10:07:21

Order Number : 15905420
PO Number :
Customer : 16334953 CLACKAMAS 800 RADIO GROUP
Contact : JOHN HARTSOCK
Address1 : 11300 SE FULLER ROAD
Address2 :
City St Zip : MILWAUKIE OR 97222
Phone : (503) 780-4806
Fax :
Credit Card :
Printed By : Kristine Humphries
Entered By : Kristine Humphries

Ad Number : 16500267
Ad Key :
Salesperson : 18 - Yvonne Lerch-CP
Publication : Portland Tribune
Section : Legals
Sub Section : Bids
Category : Construction
Dates Run : 06/30/2017-06/30/2017
Days : 1
Size : 1 x 5.30, 39 lines
Words : 203
Ad Rate : open
Ad Price : 68.86
Amount Paid : 0.00
Amount Due : 68.86

Keywords : PUBLIC NOTICE Clackamas 800 Radio Group (C800) Loc
Notes :
Zones :



PUBLIC NOTICE

Clackamas 800 Radio Group (C800) Local Contract Review Board will hold a public hearing for the purpose of taking comments on draft findings for an exemption from the competitive bidding requirements. The exemption, if approved, would authorize the use of an alternative procurement process, specifically, a request for proposal solicitation, to obtain Design-Build project services for the C800 existing communication site renovation/expansion project. The hearing to consider the proposed exemption will be held on Wednesday, July 127, 2017 at 10:30 a.m. at CCOM/EOC 2200 Kane Rd Oregon City, OR 97045. The Design-Build process is one in which the contractor is responsible for architectural/engineering services as well as construction, under a single contract. Adoption of the draft findings would authorize the use of a request for proposals as an alternative competitive process, using the Design-Build project methodology. Interested persons may comment orally or in writing at the above hearing or may submit written comments prior to the hearing. Please direct all written comments to John Hartsock john.hartsock@c800.org 11300 SE Fuller Rd Milwaukie, OR 97222. Copies of the draft findings are available on C800 web site C800.org or by calling John Hartsock at 503-780-4806.

DATED: June 27, 2017

Published June 30, 2017.

BT15905420

PROJECT STATUS

Emergency Communication System Upgrade (ECSU)

C800 Project Leader: John Hartsock

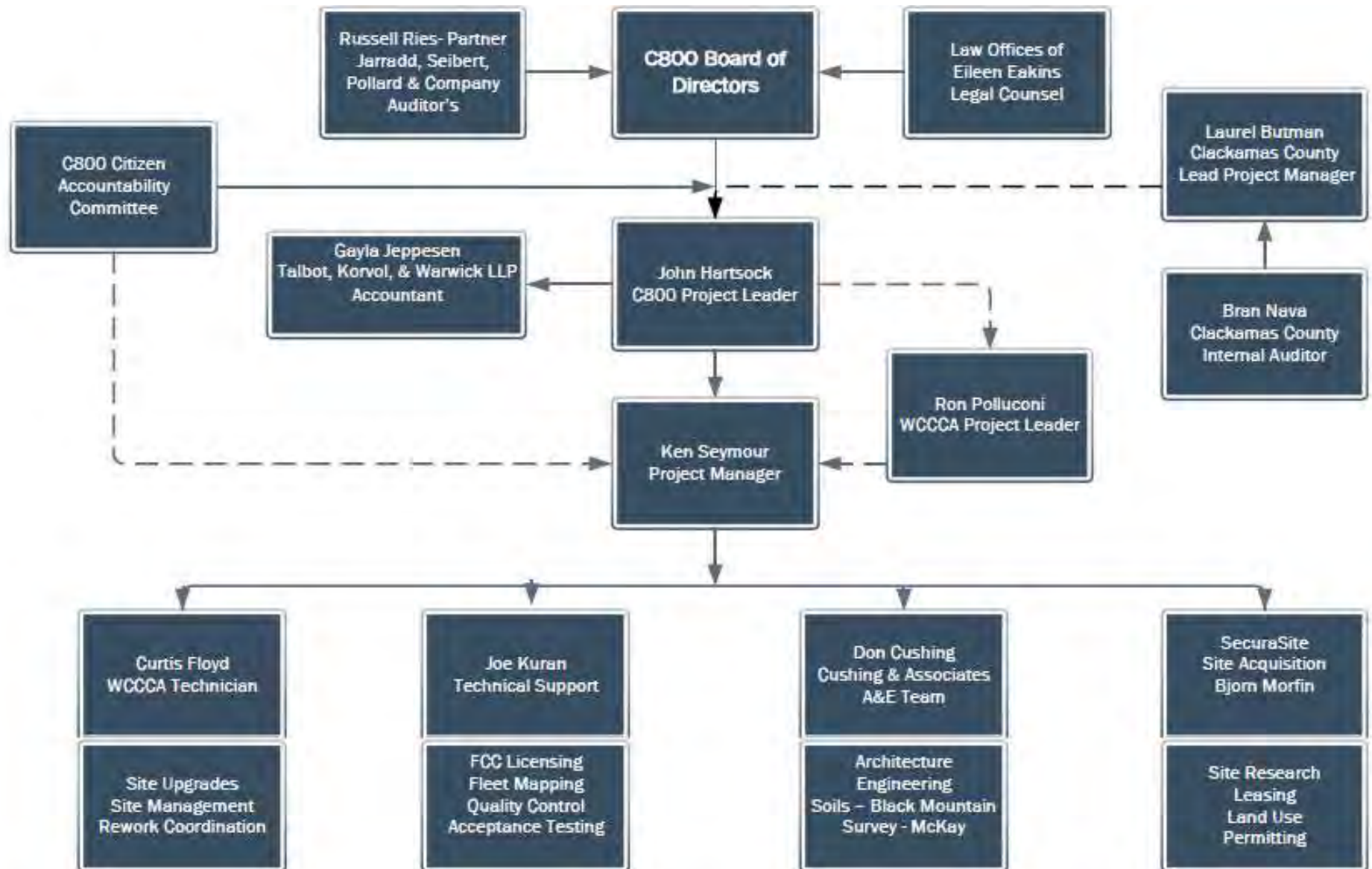
WCCCA Project Leader: Ron Polluconi

Project Manager: Ken Seymour – WCCCA/C800 Contractor

Date: July 12, 2017



C800 ECSU Project Team



Project Status Summary

	C800
<ul style="list-style-type: none"> Site Acquisition & Design: 	<ul style="list-style-type: none"> Barton (Carver): Site Acquisition (SA) found a desirable location at a Christmas tree farm at 11300 SE Fuller Road that meets RF coverage. Zoned EFU. SA has started drafting lease with owner Skyland/Cooks Butte: Awaiting word from the City of Lake Oswego for permission to move ahead with site application. Damascus: A & E issued preliminary zoning drawings for review. Generator and equipment shelter ordered from manufacturers Wilsonville: Washington County is expediting review of land use application we submitted. Public hearing date set for September 21st Sandy: Received completed tower design from tower vendor with newly designed antenna mounting platforms. A & E wrapping up final drawings for building permit. Generator and equipment shelter is ordered Crutcher Bench (BLM): A & E submitted proposal for replacing timber on bridge and having steel support structure inspected. Bridge will need to be load tested before construction vehicles cross Tom Dick & Harry (USFS): Still awaiting USFS review.



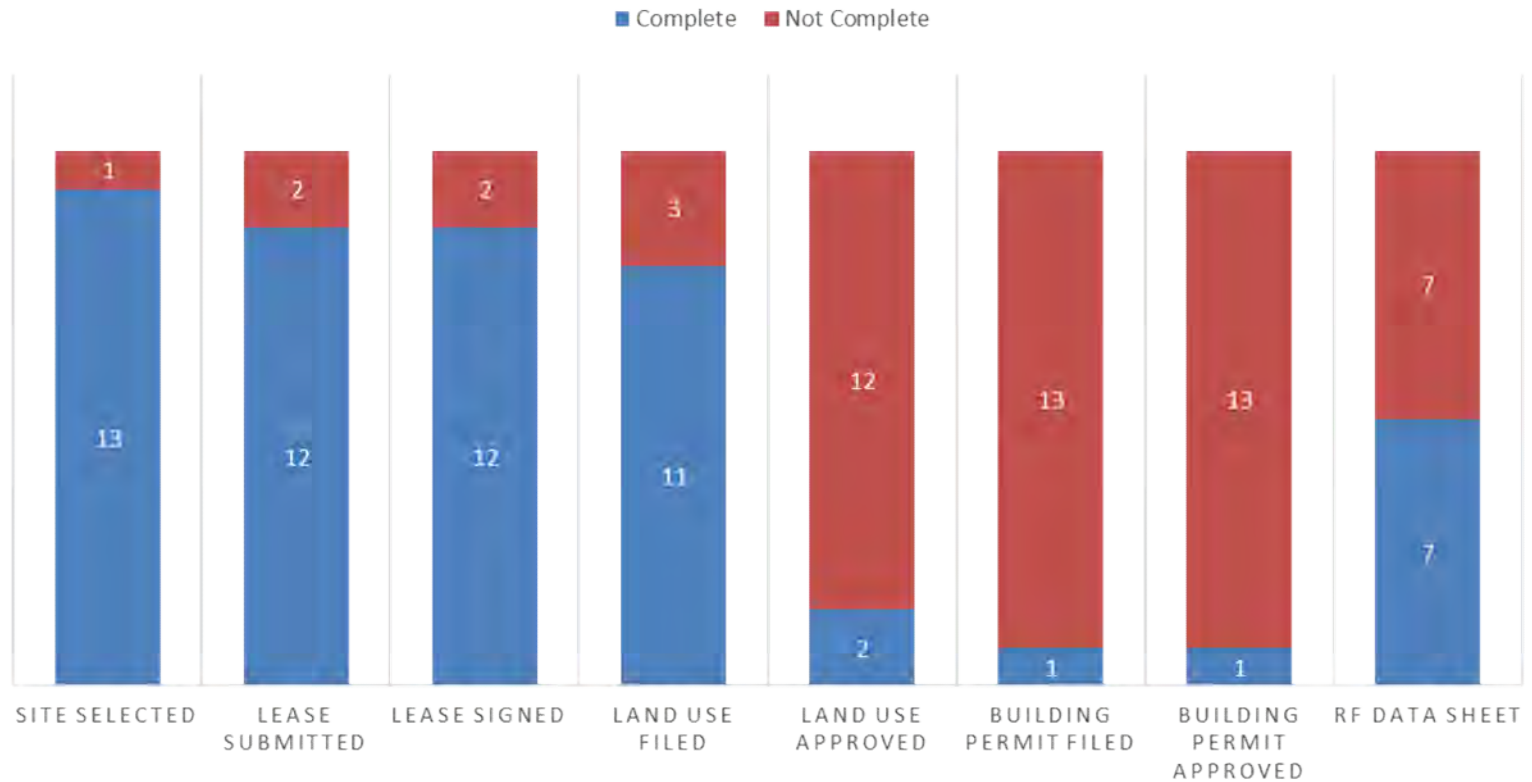
Project Status Summary

	C800
<ul style="list-style-type: none"> Site Acquisition & Design: 	<ul style="list-style-type: none"> Canby: Planning Commission approved Land Use application on June 26th. A&E working on submittals for building permit (BP). Awaiting 10 day appeal period to end before BP's can be filed. Generator and equipment shelter ordered Highland Butte (BLM): Awaiting BLM approval Angel Falls (USFS): Awaiting USFS review. Environmental Assessment (EA) pending Oak Grove Butte (USFS): Awaiting USFS review. Environmental Assessment (EA) pending Whale Head (USFS): Awaiting USFS review. Environmental Assessment (EA) pending Lake Oswego Tank (Kerr Parkway & Tanglewood Dr): City advise that there is no problem from the City legal on deed restrictions. Awaiting further instructions from the City on the next steps on how they want to proceed

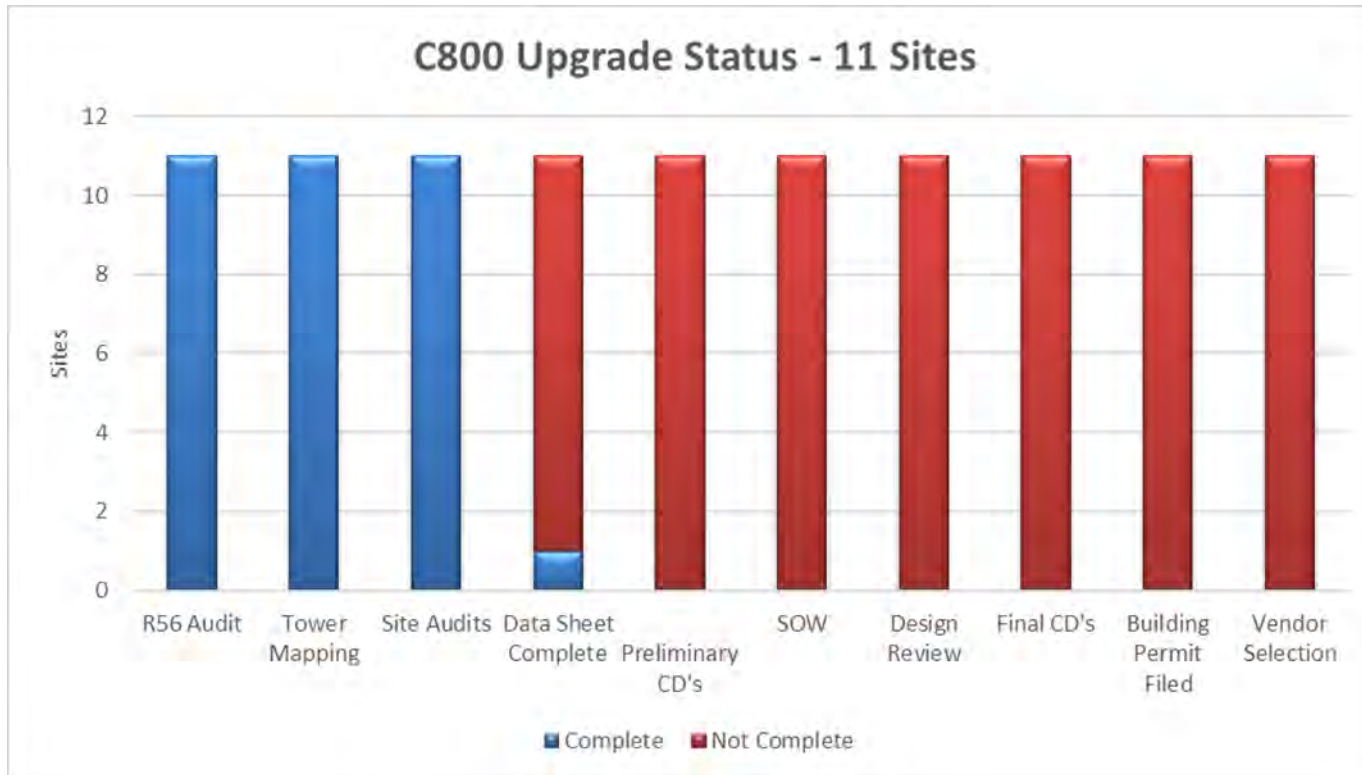


Site Acquisition Status – C800

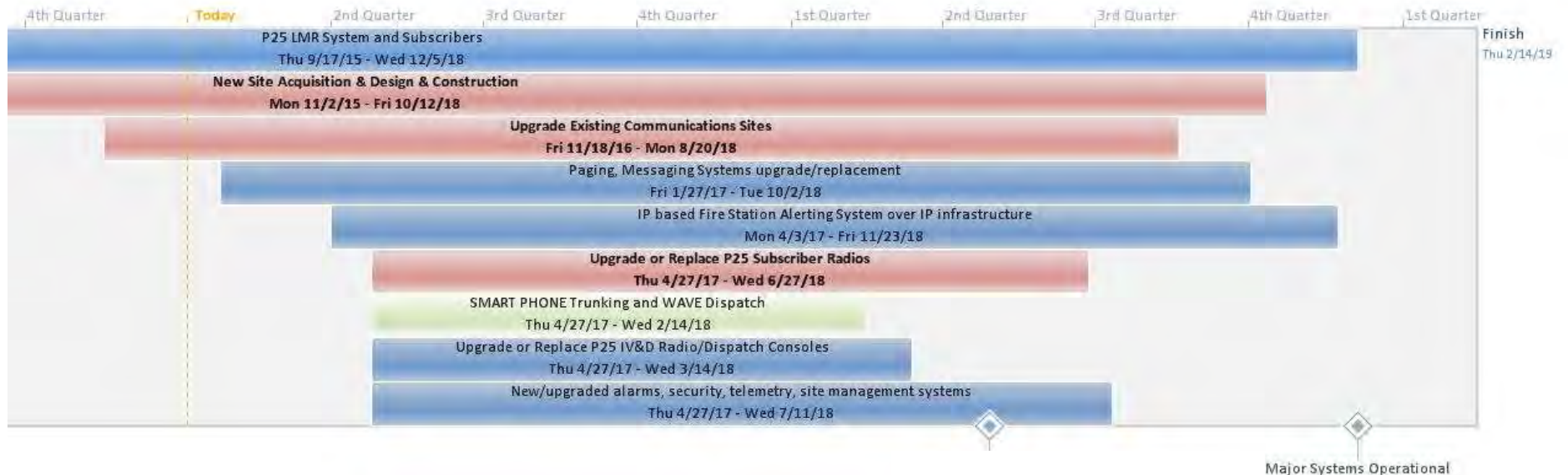
C800 STATUS - 14 SITES



Site Upgrade Status – C800



Project Schedule



- New Site Design & Construction complete: August 2018
- Existing Sites Upgrade complete: June 2018
- System Operational Date: Late December 2018



C800 Radio System Upgrade Budget ⁽¹⁾

Project:	C800 Radio System Upgrade	
Date Original:	10/1/2015	Date Updated: June 30, 2017
Project Manager:	Ken Seymour	

Item	Budget	Original Encumbrance	Additional Encumbrance / Change Order	Estimate to Complete	Percent Complete	Estimated Total	(Over) Under Budget	Expended
Soft Cost								
Site Acquisition Consulting - Quest	80,000	30,000	40,000	0	95.81%	70,000	(10,000)	67,069.81
Site Acquisition Consulting / Permits - Securasite	320,000	268,500	50,000	0	42.14%	318,500	1,500	134,230.03
Site Planning - Cushing	725,000	317,178	326,281	75,000	53.26%	718,459	6,541	382,686.46
Geotechnical / Environmental Consulting Black Mtn	200,000	89,100	13,600	85,000	48.53%	187,700	12,300	91,100.00
Survey - McKay	75,000	50,160		20,000	52.81%	70,160	4,840	37,050.00
USFS Land Use Fees	10,000	10,000		0	97.84%	10,000	0	9,783.81
Land Use Fees	25,000	268		20,000	41.34%	20,268	4,732	8,379.00
Plan Check / Permit Cost	80,000	3,000		57,000	8.43%	60,000	0	5,058.58
Printing	2,500			2,500	0.00%	2,500	0	0.00
Bid Advertising	3,500	60		3,400	5.80%	3,460	40	200.81
Materials Testing & Inspection	40,000	1,200	2,500	35,000	6.78%	38,700	1,300	2,623.75
Project Management	300,000	278,000		20,000	22.07%	299,000	1,000	68,000.00
Legal Fees	30,000	12,000	10,000	8,000	42.63%	30,000	0	12,787.60
Licensing	20,000			20,000	0.00%	20,000	0	0.00
Miscellaneous	30,000	6,800	2,000	4,000	55.16%	12,800	17,200	7,060.88
Sub-Total Soft Cost	1,901,000	1,067,266	444,381	349,900	44.27%	1,861,547	39,453	824,029
Construction Cost								
Site Construction	8,895,000	382,439		8,532,561	3.20%	8,895,000	0	284,499.93
Buildings	1,350,000	986,718		363,282	13.64%	1,350,000	0	184,137.60
Towers	660,000	511,282		148,718	0.00%	660,000	0	0.00
Generator	500,000	428,750		75,000	0.00%	503,750	(3,750)	0.00
48VDC	1,065,000			1,065,000	5.99%	1,065,000	0	63,816.00
Lake Oswego Antenna	18,000	17,500	0	0	100.07%	17,500	500	17,511.75
Existing Sites	100,000	6,400		93,600	6.40%	100,000	0	6,400.00
Sub-Total Construction Cost	12,588,000	2,313,089	0	10,278,161	4.42%	12,591,250	(3,250)	556,365.28

C800 Radio System Upgrade Budget (2)

Project:	C800 Radio System Upgrade		
Date Original:	10/1/2015	Date Updated:	June 30, 2017
Project Manager:	Ken Seymour		

Item	Budget	Original Encumbrance	Additional Encumbrance / Change Order	Estimate to Complete	Percent Complete	Estimated Total	(Over) Under Budget	Expended
Equipment Costs								
Simulcast Equipment	14,928,000			14,928,000	0.00%	14,928,000	0	0.00
Master Site Equipment	3,534,000			3,534,000	0.00%	3,534,000	0	0.00
Console	1,850,000			1,850,000	0.00%	1,850,000	0	0.00
Back up Dispatch	426,000			426,000	0.00%	426,000	0	0.00
Spares	1,200,000			1,200,000	0.00%	1,200,000	0	0.00
Paging	373,000			373,000	0.00%	373,000	0	0.00
Subscriber Radios	5,000,000	1,515,649		3,484,351	42.14%	5,000,000	0	2,107,184.14
Unified Push to Talk	188,000			188,000	0.00%	188,000	0	0.00
Asset Management	119,000			119,000	0.00%	119,000	0	0.00
Post Warranty	3,100,000			3,100,000	0.00%	3,100,000	0	0.00
System Refresh / Upgrade	2,700,000			2,700,000	0.00%	2,700,000	0	0.00
Test Equipment	100,000			100,000	0.00%	100,000	0	0.00
Microwave	3,368,000	406,169		2,961,831	14.47%	3,368,000	0	487,448.01
Security System	1,364,000			1,364,000	0.08%	1,364,000	0	1,079.98
Subtotal Equipment Costs	38,050,000	1,921,818	0	36,128,182	6.82%	38,050,000	0	2,595,712
Bond Cost	300,000	290,372		0	100.00%	290,372	9,628	290,372
Subtotal Project Cost	52,839,000	5,592,545	444,381	46,756,243	8.08%	52,793,169	45,831	4,266,478
Contingency	6,161,027			6,161,027	0.00%	6,161,027	0	
Total Project Cost	59,000,027	5,592,545	444,381	52,917,270	7.24%	58,954,196	45,831	4,266,477.90

Premium 7,165,794

Bond Proceeds	5,845,000	Taxable
	53,155,000	Non Taxable
	<u>59,000,000</u>	

Q3'17 Quarterly Outlook

	C800
<ul style="list-style-type: none"> • Procurement 	<ul style="list-style-type: none"> • Select materials testing and inspection firms for certifying foundations and tower construction • Order towers for Sandy, Canby, and Damascus sites • Select firms for performing civil upgrade work on existing sites
<ul style="list-style-type: none"> • Leases & Land Use Applications 	<ul style="list-style-type: none"> • Submit Sandy, Canby and Damascus building permit applications • Proceed with site plans on Lake Oswego Water Tank location • Expect approval of Highland Butte & Crutcher's Bench BLM applications > move forward with geotech and soils tests
<ul style="list-style-type: none"> • Existing Site & Building Upgrades 	<ul style="list-style-type: none"> • Proceed with upgrade plans for civil work relating to shelter/generator foundation upgrades, doors, Electrical, and related site compound renovations • Complete data sheets on remaining sites



Appendix A

New Site Build (NSB) List

Site Name	Nearest City	Jurisdiction	Site Selected	Lease Submitted	Lease Signed	Land Use Filed	Land Use Approved	Building Permit Filed	Building Permit Approved
Barton (Carver)	Barton/Logan		1						
Skyland (or Cooks)	Lake Oswego			1	1				
Damascus	Damascus		1	1	1	1	N/A		
Wilsonville Tank	Wilsonville		1	1	1	1			
Sandy	Sandy		1	1	1	1	N/A		
Crutcher Bench	Zig Zag	BLM	1	1	1	1			
Tom Dick and Harry	Government Camp	USFS	1	1	1	1			
Canby	Canby		1	1	1	1	1		
Highland Butte	Cedar Reservoir	BLM	1	1	1	1			
Angle Falls	Angle Falls	USFS	1	1	1	1			
Oak Grove Butte	Frog Lake	USFS	1	1	1	1			
Whale Head	SE Clackamas	USFS	1	1	1	1			
Sawtel Fire Station	Molalla		1	1	1	1	1	1	1
Lake Oswego Tank	Lake Oswego		1						

C800

13 sites in progress

1 site complete



Appendix B

Existing Sites - Upgrade List

Site Name	Nearest City	R56 Audit	Tower Mapping	Site Audits	Intermediate Data Sheet
Mount Scott	Happy Valley	1	1	1	
Mtn View	Oregon City	1	1	1	
Pete's	West Linn	1	1	1	
Polivka	Boring	1	1	1	1
View Acres	Milwaukie	1	1	1	
Brightwood	Brightwood	1	1	1	
Lenhart	Sandy	1	1	1	
Timberline	Timberline Lodge	1	1	1	
Day Hill	Estacada	1	1	1	
Redland Road	Redland	1	1	1	
Goat Mountain	Colton	1	1	1	

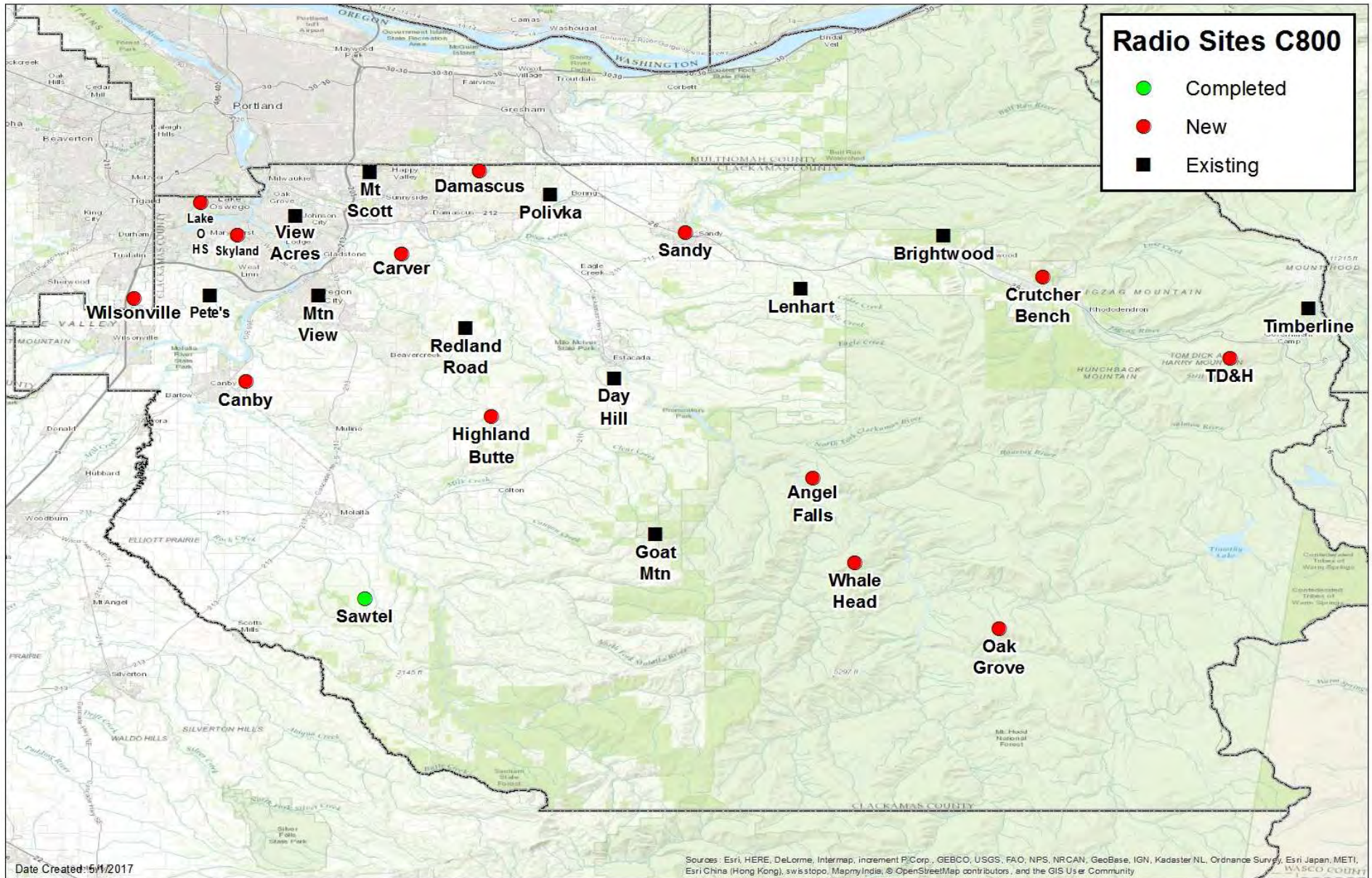
C800

11 sites



Appendix C

C800 Site Locations





11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 780-4806

Board of Directors Action Request

To: C800 Board of Directors
From: John Hartsock, Manager
Date: July 12, 2017
Re: Review and Approval of Findings of Facts to Utilize an Alternative Contracting Method

REQUEST: It is hereby requested that the Board of Directors, acting as the Local Contract Review Board, review and approve the following findings of fact for the use of an alternative contracting method, design-build, for construction, repair and renovation of existing site projects.

SITUATION

After a thorough evaluation of the work required on the twelve existing communication sites, the management team has determined that the Design-Build process would be the desired method to construct those projects.

Historically, public construction projects are competitively bid and awarded to the responsible low bidder. During recent project coordination meetings, the Design-Build contracting method has been discussed. This process involves the selection of a Design-Build firm or firms during the pre-design phase to involve a contractor's expertise to purchase/coordinate the design phase and hire contractors required to complete the construction phase of the projects. The Design-Build method has been successfully implemented by numerous public agencies:

ORS 279C.335 permits the Local Contract Review Board, which for C800 is the Board of Directors, to exempt specific projects from the requirements of ORS 279C. In doing so, the statute specifically says that the Local Contract Review Board shall: *"where appropriate, direct the use of alternative contracting and purchasing practices that take account of market realities and modern or innovative contracting and purchasing methods, which are also consistent with the public policy of encouraging competition."*

Oregon law and a duly adopted resolution of C800 permits the Board of Directors, acting as the Local Contract Review Board, to consider and approve specific findings that lead to the exemption of certain contracts/projects from traditional competitive public bidding. Selection of the Design-Build firms for these projects will utilize a Request for Proposal. The Request for Proposal will identify specific criteria to be utilized for the selection.

ORS 279C.335(4) requires C800 to hold a public hearing of the Local Contract Review Board to allow comments on the C800 draft findings. Notice of this public hearing must be advertised in at least one trade newspaper of general statewide circulation not less than 14 days prior to the hearing.

Notice of public hearing was advertised in the Business Tribune on June 27, 2017.

FINDINGS OF FACT

1. Project Description

C800 is currently in the pre-design phase for the construction of the Projects. The Projects will require tight schedule adherence to resolve issues that could impact timely completion. The time required to complete the design, obtain bids from qualified contractors, and order the equipment/materials required will compress the time available for construction. The management team believe the design / bidding and construction should be the responsibility of the Design-Build firm or firms.

Scope of work considerations for use of Design-Build may include foundation upgrades, safety and security upgrades, electrical systems, emergency generators, HVAC upgrades, roof repair, structural repair, site improvements, for the following C800 sites:

Mount Scott	Polivka	Lenhart Butte	Redland Road
Mountain View	View Acres	Timberline	Goat Mtn
Pete's Mtn	Brightwood	Day Hill	Sawtell

2. Responsibilities of the Design-Build Firm or Firms

- a) Design Phase: The Design-Build firm or firms will provide the design and construction documents required to obtain permits and competitive bids, development of construction schedules, bid packaging, cost estimating, and the review of design documents from the standpoint of value, long lead procurements, design feasibility, constructability and establishing a negotiated cost or bid for the work prior to the start of the construction phase.
- b) Bid Process: The Design-Build firm or firms will coordinate the competitive bid process and material procurement process for all work with full oversight and participation by C800istrict. The Design-Build firms will provide a written recommendation to C800 for each subcontract. Upon approval from C800 the Design-Build firms will execute a contract with the approved subcontractor or subcontractors.
- c) Construction Phase: The Design-Build firm or firms will be responsible for the construction of the Project, including scheduling of materials procurement, delivery and all the work completed by their employees and by subcontractors. The Design-Build firms are responsible to complete the project on schedule, within budget and at, or above, the quality defined in the specifications prepared by C800.

3. Potential Benefits of Design-Build Process

- a) Reduced Design Effort and Cost for C800: Instead of retaining an architect or engineer to prepare 100% complete plans and specifications, C800 prepares performance-type specifications establishing the scope of the project including information that adequately describes the C800's needs.
- b) Innovative Solutions to Construction Challenges: Construction documents suitable for competitive bidding under Design-Bid-Build need to address all construction issues in detail. This method and results may not always be the most advantageous to C800. Using the Design-Build process, during completing the construction documents, the Design-Build firm may arrive at a better solution. This flexibility also means C800 must define its expectations clearly and monitor the design development closely to ensure that it meets the project requirements.
- c) Improve Project Delivery Schedule: The initial design phase may be reduced because the C800 does not prepare construction documents required for Design-Bid-Build projects. Using the Design-Build

process, the Design-Build firm may be able to complete the design more quickly. Subject to permitting procedures, a Design-Build firm may be able to begin construction before final plans for entire project are complete. For example, grading, site work, foundations and work that does not require a permit can be underway before design for interior finishes, mechanical systems, and special systems is finalized.

- d) **Define Cost Early in the Process:** The price of a fully designed project is not known until the owner opens bids. At that time, C800 may discover that it cannot afford to build the project as designed. The rapid cost escalation of some construction materials has made cost forecasting even more difficult. Cost-reduction changes delay construction and increase design costs. Price escalation during the delay makes the budget a moving target. With Design-Build, C800 knows what the building will cost when it awards the contract provided there are no material changes to the project or unforeseen conditions.
- e) **Allows C800 to consider factors other than price in selecting the Design-Build Firm:** The ORS allows agencies to award projects based upon "best value and other criteria" such as technical design, construction expertise and life cycle costs.

4. Rationale to Utilize Design-Build Method

- a) **Competition:** It is unlikely that such exemption will encourage favoritism in the awarding of public contracts or substantially diminish competition for public contracts as the Design-Build firms will be selected through an open, competitive process among qualified contractors. C800 will receive written proposals from Design-Build firms with the experience and staff required to complete the project. The process will include Request for Proposals that will be publicly advertised and C800 may interview the firms before recommending a firm to the Board.
- b) **Multiple Construction Packages:** The construction may be completed in phases and may require early bid or procurement packages. Completing the project in phases should result in cost savings.
- c) **Procurement of Long Lead Items:** The Design-Build method will allow the early procurement of long lead material/equipment. Examples include mechanical equipment, electrical equipment. Early procurement should result in cost savings.
- d) **Schedule Complexity:** The Projects will face tight construction schedules to achieve timely occupancy. By phasing the completion of construction documents, bid, award and construction, the schedule efficiency required can be achieved. The Design-Build process allows the phasing that will be required.
- e) **Change Order Cost Control:** Change orders cost should be controlled in two ways:
 - i) By utilizing a Design-Build firm to provide cost analysis, construction feasibility reviews and long lead procurement, the final number of change orders should be reduced. Reduction of change orders should result in cost savings.
 - ii) By proposing a fixed fee for overhead and profit, the Design-Build firm's fixed fee is added to the actual cost of the change. It is expected this will be less than the standard fee added to change orders on projects awarded to a bondable, low bidder. Reduction of overhead and profit on change order should result in cost savings.
- f) **Acceleration:** Utilizing the Design-Build approach will reduce the risk of acceleration expense to complete the Projects on time. Reduction or elimination of the cost to accelerate construction to complete the Projects on time should result in cost savings.

- g) **Improved Cost Management:** The financial track record of Design-Build projects is impressive. The North Clackamas School District and Beaverton School District have used the Design-Build method to complete many construction projects with significant success considering timeliness of the project completions, cost savings and adherence to budget limitations.
- h) **Subcontractor Bidding and Selection:** The Design-Build firms will have adequate time to prepare bid packages and review/analyze bids received from subcontractors. The work subcontracted will be awarded to the lowest responsive bidder. This bid process will not result in favoritism. Utilizing qualified subcontractors should result in better quality and cost savings.
- i) **Market Conditions:** Many general contractors and subcontractors are being impacted by the quantity of bids for funded projects in the next four years. Currently the cost of materials and labor is adjusting to the market conditions. Ordering materials and equipment may take longer now as the manufacturers and distributors are not keeping large amounts of inventory in stock. The Design-Build firms will order the materials and equipment in a timely manner from manufactures and distributors that can deliver the material and equipment on-time and avoid delays caused by late shipments.
- j) **Awareness and involvement by local Contractors and Suppliers:** The Design-Build firms selected will be required to identify local contractors and suppliers prior to starting the Bid Process. The project management team and the Design-Build firms will schedule meetings with local contractors and suppliers to review the scopes of work and bid dates. This process allows for local contractor and supplier participation in the projects.
- k) **Qualified Management:** The project management team working on this project is well equipped to manage the complexities of a Design-Build construction process, with experienced and qualified district staff and external project managers with successful Design-Build experience.

5. Operational, Budget and Financial Data:

The projects will result in efficient mechanical and electrical systems thus minimizing operational costs. Generally, the method of construction will have little effect on the operational budget. However, the Design-Build process may further reduce operational cost through the use of life cycle analysis to assist in the selection of systems, finishes and equipment.

6. Public Benefits:

The primary public benefit is more expeditious and cost effective completion of the Projects. The Design-Build process provides for better collaboration to ensure the Projects will be completed on time, on budget and at, or above, the quality described in the construction documents. It provides better opportunities for reducing construction time by fast tracking construction where beneficial.

7. Value Engineering:

Because the Design-Build firm is responsible for the design, the Design-Build firm will identify and implement design solutions and possible cost savings. This process allows the project team to evaluate quality materials, equipment and life cycle costs, thereby helping to reduce operating costs.

8. Specialized Expertise Required:

Completing a complicated project on time, on budget and at or above the quality expected requires the Design-Build firms to dedicate a qualified team with the experience and expertise to work with C800 and the project manager.

With such experience, mistakes are likely fewer and disruptions are likely to be minimized. The request for proposals process used to select the Design-Build firm will enable C800 to select the best contractor for the Projects.

9. Public Safety:

The Design-Build firms will prepare a construction safety plan for the project. The construction safety plan will help ensure projects are built safely and will minimize risks to neighborhoods and projects.

10. Technical Complexity:

Completing a fast track construction project on an operating public safety radio site is complex. The process C800 has elected to use will address the technical complexity and should save time and reduce the final cost.

11. Funding Sources:

These projects will be paid for as part of 2016 Capital Improvement Bond. The Design-Build process will better enable C800 to manage resources available to complete projects.

The Design-Build process will provide C800 the following advantages:

- Cost savings, as described above.
- Reduction of schedule risk typically associated with complex construction Project.
- Opportunity to select qualified Design-Build firms versus award project to any bondable low bidder.
- Accurate cost data for project decisions.
- Greatest assurance of project completions.
- Higher confidence in completing quality construction.

FINANCE: The funds are budgeted in capital outlay as part of the Bond funding.

LEGAL: Legal counsel has reviewed these findings and the request for proposal documents and contract and has approved them as to form.

RECOMMENDATION

Staff recommends the Board of Directors, acting in the capacity of the Local Contract Review Board, approve the Findings of Fact supporting the use of the Design-Build process for the existing site upgrades.