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Memorandum Date: January 16, 2010  
Order Date: January 27, 2010

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TO: Board of County Commissioners

DEPARTMENT: Management Services

PRESENTED BY: David Suchart, Director

AGENDA ITEM TITLE: ORDER/In the Matter of Amending the Guaranteed Maximum Price (GMP) for Construction Manager/General Contractor (CM/GC) Services with Chambers Construction Company for the Charnelton Community Health Clinic and the Riverstone Community Health Clinic

ORDER/In the Matter of Amending the contract for Architectural Services to PIVOT Architecture and Planning for the Charnelton Community Health Clinic and the Riverstone Community Health Clinic

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I. MOTION:

Move Approval of Order 10- 01- 27- \ In the Matter of Amending the Guaranteed Maximum Price (GMP) for Construction Manager/General Contractor (CM/GC) Services with Chambers Construction Company for the Charnelton Community Health Clinic and the Riverstone Community Health Clinic

Move Approval of Order 10- 01- 27- \ In the Matter of Amending the contract for Architectural Services to PIVOT Architecture and Planning for the Charnelton Community Health Clinic and the Riverstone Community Health Clinic

II. AGENDA ITEM SUMMARY:

Lane County requires an efficient and timely method for designing, constructing and remodeling the newly purchased building at 151 West Seventh Avenue for the purpose of housing the new Charnelton Community Health Clinic, and the newly acquired Riverstone Community Health Clinic in Springfield.

### III. BACKGROUND/IMPLICATIONS OF ACTION:

#### A. Board Action and Other History

The County purchased the property at 151 West Seventh, Eugene, in April 2007 with the goal of consolidating Public Health services, Supervision services, Veteran's services and the future home of a new Federally Qualified Health Center. Design and construction work have been progressing since summer 2008, with the exterior upgrade and the interior work ongoing since June 2009. The Charnelton Community Health Center is the final phase. The new location for the Riverstone Community Health Center was acquired this past summer, and the design and construction team assisted in that acquisition and is now prepared to complete that remodel.

#### B. Policy Issues

Oregon Law allows for the use of CM/GC for complex projects. Lane County has used this method of construction on the Juvenile Justice Center, the Lane County Jail, and Lane County Elections with success in the past.

#### C. Board Goals

Protecting the public's assets by maintaining, replacing, or upgrading the County's investments in systems and capital infrastructure, and identifying ways to improve space and facilities conditions to better serve citizens, insure the adequate maintenance of existing infrastructure, and provide an environment conducive to high employee productivity, as outlined in the Goals and Strategy B.1.d. of the County's Strategic Plan, will be served by the completion of these projects.

#### D. Financial and/or Resource Considerations

Funds are currently allocated for the complete Charnelton Place project with bonds having been sold last fall. The Riverstone project was not bonded at that time in order to qualify for ARRA dollars. While funding under ARRA has not been achieved as of yet, the Department of Health & Human Services has a financing plan to fund the project.

Under an ideal CM/GC process the contractor would prepare a single Guaranteed Maximum Price (GMP) in accordance with the architectural specifications. The original GMP was developed for the base project. Since both clinics were not fully developed at the time of that process this agenda item is for amending both the GMP and the architectural contract for said clinics.

## E. Analysis

The Original Construction Manager/General Contract (CM/GC) was awarded to Chambers Construction Company, of Eugene in 2007. The original GMP was awarded in 2008.

PIVOT Architecture and Planning was selected to develop the Public Health Building Master Plan in 2006. It was that draft master plan that served as the basis for the County being able to purchase the Charnelton Place Building and the Olympic Building in an expeditious manner. PIVOT and the consultants who worked on the plan have served the project well and the RFP for architectural services calls for the continuation of services to the construction phase.

Given the complexity of the remodel and a phased implementation schedule that will be spread out, it has been important to create an efficient working team that can address the issues involved. During the pre-construction period the CM/GC worked with the architects and the rest of the team to deal with issues of constructability, scheduling and value engineering. Having these issues settled prior to bidding the actual construction process insures a better bidding and fewer change orders.

The GMP which, due to the length and complexity of the process, was negotiated with David Suchart and Karen Gaffney, who are serving as project managers for the projects. During the construction process the CM/GC has been responsible for preparing the competitive bidding packages for the various subcontractors in accordance with County purchasing requirements.

## F. Alternatives/Options

1. Accept the recommendation and amend the contracts with Chambers Construction Company and PIVOT Architecture and Planning.
2. Reject the recommendation.

## IV. TIMING/IMPLEMENTATION

Amend the contract with PIVOT Architecture and Planning for architectural services in conjunction with the construction and remodel of both Community Health Clinics.

Amend the GMP with Chambers Construction Company for construction management services for both Community Health Clinics.

V. RECOMMENDATION

Contract with Chambers Construction Company and PIVOT Architecture and Planning as the construction team for the project.

VI. FOLLOW-UP

Upon adoption by the B/CC contract amendments will be prepared for signature by the County Administrator.

VII. ATTACHMENTS

Board Orders

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 10- 01- 27- ) IN THE MATTER OF AMENDING THE  
) GUARENTEED MAXIMUM PRICE (GMP)  
) FOR CONSTRUCTION MANAGER/GENERAL  
) CONTRACTOR (CM/GC) SERVICES WITH  
) CHAMBERS CONSTRUCTION COMPANY  
) FOR THE CHARNELTON COMMUNITY  
) HEALTH CLINIC AND THE RIVERSTONE  
) COMMUNITY HEALTH CLINIC

**WHEREAS**, Lane County has needed locations to house the Community Health Clinics in both Eugene and Springfield; and

**WHEREAS**, Lane County has purchased the Charnelton Place Building at 151 West Seventh, Eugene, and the Olympic Building at 2073 Olympic Boulevard in Springfield; and

**WHEREAS** the project has complexities due to phasing and maintaining tenant operations, the Construction Manager/General Contractor (CM/GC) methodology is most appropriate; and

**WHEREAS**, the firm of Chambers Construction Company has been working on this project since 2007; and

**WHEREAS**, the negotiated base Guaranteed Maximum Price (GMP) was \$10,574,579; now, therefore,

**IT IS HEREBY ORDERED** that the GMP for the Community Health Clinics be increased in the amount of \$3,438,010 and the contract with the firm of Chambers Construction Company be amended by that amount

**IT IS FURTHER ORDERED** that the County Administrator is delegated authority to execute such a contract amendment.

Dated this 27<sup>th</sup> day of January 2010

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Bill Fleenor, Chair  
Board of County Commissioners

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

**ORDER NO. 10- 01- 27-**     ) IN THE MATTER OF AMENDING THE  
  ) CONTRACT FOR ARCHITECTURAL  
  ) SERVICES WITH PIVOT ARCHITECTURE  
  ) AND PLANNING FOR THE CHARNELTON  
  ) COMMUNITY HEALTH CLINIC AND THE  
  ) RIVERSTONE COMMUNITY HEALTH CLINIC

**WHEREAS**, Lane County has needed locations to house the Community Health Clinics in both Eugene and Springfield; and

**WHEREAS**, Lane County has purchased the Charnelton Place Building at 151 West Seventh, Eugene and the Olympic Building at 2073 Olympic Boulevard in Springfield; and

**WHEREAS**, the firm of PIVOT Architecture and Planning has been working on this project since 2006; and

**WHEREAS**; the scope changes for the Community Health Centers amount to \$1,359,037; now, therefore,

**IT IS HEREBY ORDERED** the contract with the firm of PIVOT Architecture and Planning is hereby amended by said amount, and

**IT IS FURTHER ORDERED** that the County Administrator is delegated authority to execute such a contract amendment.

Dated this 27<sup>th</sup> day of January 2010

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Bill Fleenor, Chair  
Board of County Commissioners

APPROVED AS TO FORM

Date \_\_\_\_\_ lane county

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OFFICE OF LEGAL COUNSEL