

BEFORE THE METRO CONTRACT REVIEW BOARD

RESOLUTION OF THE METRO COUNCIL)	RESOLUTION NO. 21-5228
ACTING AS THE METRO CONTRACT REVIEW)	
BOARD, FOR THE PURPOSE OF)	Introduced by Chief Operating Officer
AUTHORIZING AN EXEMPTION TO THE)	Marissa Madrigal in concurrence with
COMPETITIVE BIDDING PROCEDURES AND)	Council President Lynn Peterson
AUTHORIZING PROCUREMENT OF)	
CONSTRUCTION MANAGER/GENERAL)	
CONTRACTOR SERVICES BY COMPETITIVE)	
REQUEST FOR PROPOSALS FOR THE BLUE)	
LAKE FISHING PIER DEMOLITION PROJECT)	

WHEREAS, the existing Blue Lake Park pier, built to enclose a swimming area in 1962 and later used to support rental boat operations and fishing, was closed to the public after a 2020 structural assessment identified poor conditions and associated safety risks; and

WHEREAS, Metro staff, in consultation with the project structural engineer and a marine construction contractor, concluded that the full demolition and replacement of the pier is the optimal approach, providing the opportunity to design and build a replacement structure with public input and more flexibility as to the type and location of pier-based public activities; and

WHEREAS, Blue Lake Park fishing pier renovation planning is anticipated to begin in early 2022 and fishing pier demolition in fiscal year 2022-2023; and

WHEREAS, the Metro Area voters approved the 2019 Parks and Nature Bond Measure, thereby creating a program under which a portion of the total Bond Measure proceeds would be distributed to the Metro parks improvement program focusing on reinvesting in regional destinations and providing safe, accessible, inclusive, and welcoming places for people to connect with nature; and

WHEREAS, ORS 279C.335 and Metro Local Contract Review Board Administrative Rule (“LCRB Rule”) 49-0130 require that Metro public improvement contracts be procured through competitive bids, unless exempted by the Metro Council, sitting as the Metro Contract Review Board; and

WHEREAS, Metro’s LCRB Rules 49-0600 to 49-0670 authorize the Metro Contract Review Board to exempt a public improvement contract from competitive bidding and direct the appropriate use of alternative contracting methods that take account of market realities and modern innovative contracting and purchasing methods, so long as they are consistent with the public policy of encouraging competition, subject to the requirements of ORS 279C.335; and

WHEREAS, ORS 279C.335(5)(a) and LCRB Rules 49-0630 through 49-0670 require that the Metro Contract Review Board hold a public hearing and adopt written findings establishing, among other things, that the exemption of a public improvement contract from competitive bidding is unlikely to encourage favoritism or substantially diminish competition for public improvement contracts; and that said exemption will likely result in substantial cost savings to Metro; now therefore,

BE IT RESOLVED that the Metro Contract Review Board:

1. Exempts from competitive bidding the procurement and award of a Construction Manager/General Contractor (“CM/GC”) public improvement contract for the Blue Lake Park fishing pier demolition;
2. Adopts as its findings in support of such exemption the justification, information, and reasoning set forth on the attached Exhibit A, which is incorporated by reference as if set forth in full; and
3. Authorizes the Chief Operating Officer to:
 - 3.1 Prepare a form of Request for Proposals for CM/GC Contractor services that includes as evaluation criteria for contractor selection:
 - Contractor’s proposed fees for pre-construction services
 - Contractor’s proposed overhead and profit for construction services
 - Contractor’s project understanding and proposed project approach
 - Contractor’s record of completion of projects of similar type, scale and complexity, including demonstrated public improvement CM/GC project experience and expertise
 - Contractor’s record of coordinating multi-disciplinary approaches to value engineering challenges
 - Contractor’s record of working with owners and design professionals to identify ways to incorporate long-term operational efficiencies into projects
 - Proposed milestone dates, including but not limited to substantial completion
 - Contractor’s demonstrated quality and schedule control
 - Financial capacity
 - Contractor’s experience in incorporating sustainability construction practices and design into projects
 - Contractor’s demonstrated commitment to workforce diversity and record of use of subcontractor businesses certified by the Certification Office of Business Inclusion and Diversity (COBID)
 - Any other criteria that ensure a successful, timely, and quality project, in the best interest of Metro and in accord with ORS 279C.335(4)(c) and LCRB Rule 49-0640(2)(a), (b) and (c); and
 - 3.2 Following the approval of said form of Request for Proposals and contract by the Office of Metro Attorney, to issue such approved form, and thereafter receive responsive proposals for evaluation; and

3.3 Following evaluation of the responses to the Request for Proposals, authorizes the Chief Operating Officer to execute a CM/GC contract with the most advantageous proposer to implement the Blue Lake Park fishing pier demolition project.

ADOPTED by the Metro Council this 13th day of January 2022.



Lynn Peterson, Council President

Approved as to Form:



Carrie MacLaren, Metro Attorney

Blue Lake Park Fishing Pier Demolition - Exhibit A

Findings in Support of an Exemption from Competitive Bidding and Authorizing the Procurement by Request for Proposals of Construction Manager General Constructor (CM/GC) Services for the Blue Lake Park Fishing Pier Demolition

Pursuant to ORS 279C.335(2) and (4), and Metro Code Section LCRB 49-0620 through 49-0660, and 49-0690, the Metro Contract Review Board makes the following findings in support of exempting the procurement of the Blue Lake Park Fishing Pier Demolition from competitive bidding, and authorizing use of a Request for Proposal (RFP) process for a Construction Manager General Contractor (CM/GC) public improvement construction contract:

A. The exemption is unlikely to encourage favoritism or substantially diminish competition.

The Metro Contract Review Board finds that exempting the procurement of the construction of the Blue Lake Park Fishing Pier Demolition from competitive bidding is “unlikely to encourage favoritism in the awarding of public contracts or to substantially diminish competition for public contracts” as follows: The RFP will be formally advertised with public notice and disclosure of the alternative contracting method and will be made available to all qualified contractors. Award of the contract will be based on the identified selection criteria, and dissatisfied proposers will have an opportunity to protest the award. Full and open competition based on the objective selection criteria set forth in the Metro Contract Review Board resolution will be sought, and the contract will be awarded to the most advantageous proposer. Competition for the RFP will be encouraged by: Posting on Bid Locker (Metro Procurement’s online procurement site); public advertisements placed in the Portland Business Tribune and other minority business publications; performing outreach to local business groups representing minorities, women, and emerging small businesses; and by contacting contractors known to Metro to potentially satisfy the RFP criteria. The subcontractor selection process will be a low bid competitive method for contracts by requiring a minimum of three bids per scope, unless there is an approved exception. Competition among subcontractors will be encouraged by contacting local sub-contractors, including COBID firms, and notifying them of any opportunities within their area of expertise and by performing outreach to local business groups representing minorities, women, and emerging small businesses.

B. The exemption will likely result in substantial cost savings to Metro.

The Metro Contract Review Board finds that exempting the procurement of the construction of the Blue Lake Park Fishing Pier Demolition from competitive bidding will likely result in substantial costs savings to Metro, considering the “type, cost and amount of the Contract,” the 14 factors required by ORS 279C.335(2)(b), and the “additional findings” per Metro Local Contract Review Board (LCRB) Administrative Rule 49-0630(3)(B) as follows:

Type, Cost and Amount of the Contract: (type of project, budgeted/expected overall cost (of project), budgeted/expected contract amount)

The CM/GC project delivery model is a common public improvement procurement practice. Area agencies such as City of Portland, Multnomah County, Tri-Met, and Port of Portland utilize the CM/GC process for their large, complex public improvement projects. In CM/GC projects the General Contractor becomes a part of the project team during the design process in order to provide constructability, logistics and value engineering expertise to the construction documentation process. CM/GC offers a distinct advantage to Metro over traditional design-bid-build (low bid) method in its ability to obtain

Blue Lake Park Fishing Pier Demolition - Exhibit A

enhanced participation by COBID contractors. The current rough-order-of-magnitude estimate for the entire project is \$1 million.

Statutory Factors

1. **Number of entities available to bid:** This factor is unaffected by exemption from competitive bidding. Regardless of procurement method, there are numerous firms interested in participating in the procurement, many of which would have bid on the project in the absence of the exemption from competitive bidding.
2. **Construction budget and future operating costs:** Using an RFP to select a General Contractor will allow Metro to obtain cost reductions through pre-construction services by the contractor during the design phase, including a constructability review, value engineering, and other services. Involving the contractor early in the design process fosters teamwork that results in a better design, fewer change orders, and faster progress with fewer unexpected delays, resulting in lower costs to Metro. The potential for faster progress and an earlier completion date will also help Metro avoid the risk of inflationary increase in materials and construction labor costs. Contractor constructability review also allows for an ongoing review of the long term operating costs of design options, allowing for midcourse design changes, leading to a project having lower long-term operating, maintenance and repair costs.
3. **Public Benefits:** The procurement of a CM/GC construction contract through the RFP process will help realize Metro's goal of obtaining COBID participation by enabling a qualitative review of proposers' approach to COBID outreach and mentoring partnerships.
4. **Value Engineering:** The process will enable the contractor to work with the project engineer and Metro staff to help reduce construction costs by providing early input and constructability review to designers, avoiding costly redesign and change orders, and providing opportunities for the engineers and contractor to work together on both practical and innovative solutions to meeting the project budget. This type of contract will allow the designers to more easily explore with the contractor the feasibility of innovative design solutions and incorporate ongoing value engineering.
5. **Specialized Expertise Required:** The contractor and subcontractors must be able to demonstrate in their proposal that they have experience with marine construction (in-water work) and the myriad associated jurisdictional requirements, park facilities, and that they have demonstrated successes with subcontractor equity, have successfully completed public improvement projects, and understand the logistics of general public and staff traffic control, access, removing demolished materials, etc. The selection of a contractor with such expertise to perform the project will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on or ahead of schedule, resulting in lower costs and increased benefit to the community. The ability to factor expertise and experience into contractor selection is inherent in the RFP process but is not part of the traditional low bid process.
6. **Public Safety:** The CM/GC contracting process will enable the contractor to work with the project engineer and Metro staff to plan for minimizing safety hazards and conflict between the project and ongoing operations by providing early input into issues of project phasing, equipment and material staging areas, construction access and scheduling. Such integrated early planning efforts are expected to limit risks to public and Metro staff safety. The ability to factor safety performance on

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similar projects into contractor selection is inherent in the RFP process but is not part of the traditional low bid process.

7. **Reduces risk to Metro and the public.** The risks to Blue Lake Park's ongoing operations posed by the inability of the contractor to meet the schedule deadlines will be reduced by the selection of the contractor based on the demonstrated ability to perform the work as specified and based on successful prior experience working safely, effectively and efficiently in or near a similar environment where Metro staff and the public are present, rather than awarding the project to the low bidder.
8. **Exemption's effect on funding:** Does not apply.
9. **Better Control of Impact of Market Conditions on Cost and Time to Complete:** Does not apply.
10. **Technical complexity:** The exemption will allow Metro to select a General Contractor and subcontractors that have demonstrated technical expertise, knowledge, and experience with the logistical challenges of demolition and marine construction in a similar setting, all of which can be factored into the contractor selection in the RFP process. The selection of a contractor with demonstrated experience and success in implementing similar projects will result in a substantially lower risk to Metro, because it increases the likelihood of the project being completed on budget, with fewer construction delays and change orders, resulting in lower costs. The RFP process will take into account each contractor's past performance and technical knowledge.
11. **New construction, renovation or remodel:** There are opportunities—if Metro engages a Contractor early in the process—to coordinate and co-design a phased solution that serves the public at no additional cost. A large cost of this project is the logistics of getting equipment to the pier structure. There is an opportunity to work cooperatively with the Contractor and Engineer to create a land-based approach—a temporary work dock structure—that can be left in place and serve as a safe, temporary, accessible fishing pier. This structure would be designed and built with this dual purpose in mind and bring the added benefit to Metro of providing accessible public fishing at the lake while design of a new pier is underway. The Blue Lake Park Fishing Pier Demolition is tentatively slated to start in FY 22-23.
12. **Occupancy during construction:** Blue Lake Park will be occupied and operational during construction. The CM/GC contracting process will enable the contractor to work with the project engineer and Metro staff to minimize conflict between the project, park guests and park operations by providing early input into issues of project phasing, equipment and material staging areas, construction access and scheduling. Such integrated early planning efforts are expected to limit conflicts and thus reduce the risk of construction delays and costly change orders.
13. **Phased Construction Work:** Part of the CM/GC's pre-construction work will be determining whether the project can be conducted in phases, allowing for early work amendments to start on some phases while finalizing overall design, which ultimately saves time on the overall project and may mitigate impact to ongoing operations. Early work phases are expected to uncover latent conditions at the project site that, once exposed, will then be addressed efficiently and less expensively during ongoing design, avoiding costly redesigns and change orders.

Blue Lake Park Fishing Pier Demolition - Exhibit A

14. **Availability of personnel, consultant and legal counsel with CM/GC expertise.** The Office of Metro Attorney, Project Manager, and Project Engineer have the necessary qualifications and expertise to negotiate, administer, and enforce the terms of Metro's CM/GC public improvement contract, including prior experience governing large CM/GC projects and managing them to a successful completion.

Additional Findings:

1. Industry practices, surveys, trends.

The industry-accepted benefits of the CM/GC method include:

- Results in a better design that meets the owner's objectives
- Encourages competition, especially for COBID subcontractors
- May be completed in a faster time frame
- When skillfully managed, costs less than a design-bid-build project that is designed and constructed in the traditional manner due to higher likelihood of constructability of design and opportunities for value engineering early in the design process.
- Reduces the risks of delays, cost overruns, and disputes
- Limits the number of change orders for unforeseen conditions

2. Past experience and evaluation of Metro CM/GC projects.

The \$40 million OCC Plaza & Renovation project was substantially complete in October 2019. The benefits to the OCC Plaza & Renovation project achieved through the CM/GC process include:

- Cost reductions through pre-construction services by the contractor during the design phase, including a constructability review (e.g., materials, phasing, layout and design) and value engineering.
- Phased construction was able to start while integrated delivery planning for future phases was still being developed. This kept the project on schedule and allowed for ongoing construction activities during daily OCC business operations.
- Six percent of the Guaranteed Maximum Price in change orders. On a project of this size and complexity, one would ordinarily expect a ratio of at least ten percent or greater in change orders increasing the cost of construction.
- The project exceeded 50 percent COBID subcontractor participation. This unprecedented achievement accounts for more than \$16 million going to the local COBID subcontractor community.
- With pre-construction time to develop community partnerships and leverage relationships with subcontractors, the project met workforce diversity goals achieving 35 percent of project work hours attributed to non-white workers.
- Partnering with the OCC through preconstruction planning and ongoing coordination, the OCC was able to safely maintain normal business operations: during 14 months of Plaza & Renovation Project construction the OCC achieved record event sales and attendance.

3. Benefits and drawbacks of CM/GC to the Blue Lake Park Fishing Pier Demolition.

The CM/GC method provides an invaluable means of addressing the risks to Metro presented by the project's site conditions and timeline.

By involving the contractor extensively during the design process, Metro will be able to better account for, plan around, and address the above factors prior to and during construction. This avoids project delays and expensive change orders, helps to reduce liability and revenue risks to

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Metro, and provides a foundation of cooperation upon which a high-quality result may be achieved on schedule and on budget. Pre-construction services provided during the process include a constructability review, value engineering, and other services during design. Involving a contractor during the design fosters teamwork that results in a better design, faster progress with fewer delays and lower risk of costly change orders.

Given Metro's favorable experience with CM/GC, staff foresees no drawbacks to adopting the CM/GC method to implement the Blue Lake Park Fishing Pier Demolition.

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 21-5228 OF THE METRO COUNCIL ACTING AS THE METRO CONTRACT REVIEW BOARD FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION TO THE COMPETITIVE BIDDING PROCEDURES AND AUTHORIZING PROCUREMENT OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE BLUE LAKE FISHING PIER DEMOLITION PROJECT

Date: December 8, 2021
Department: CPMO
Meeting Date: January 13, 2022

Prepared by: Brent Shelby,
Brent.Shelby@oregonmetro.gov
Presenter(s): Brent Shelby, Julie Hoffman
Length:

BACKGROUND

The existing Blue Lake Park pier was built to enclose a swimming area in 1962. When lake swimming activities moved westward to a new beach, the pier remained to support rental boat operations and fishing. After a structural assessment in late 2020, the pier closed to the public due to very poor condition of the structure and associated safety risks.

Metro staff met with the project structural engineer and a marine construction contractor to review options to demolish and replace the pier or rehabilitate the existing pier. The conclusion at the meeting was that rehabilitation, with higher risks, unknown savings, if any, as well as constraints in design, location and lifespan, was not the optimal approach. Full demolition and replacement—though potentially resulting in a higher upfront cost—provides opportunity to design and build with public input and more flexibility as to type and location of pier-based public activities (including fishing).

Blue Lake Park renovation planning, beginning in early 2022, will include robust public engagement to create a future vision for Blue Lake Park. The new pier structure will be part of the public conversation around what park guests' engagement with the lake waterfront will be. Pier fishing at Blue Lake Park will continue to be closed until a new pier is built, or a temporary facility is installed.

Marine demolition work is highly technical, logistically complicated, and involves a number of jurisdictional authorities; and as an operating public site, contractors working at Blue Lake Park must minimize conflict between the project, park guests and park operations. A Construction Manager/General Contractor (CM/GC) project delivery method, wherein the General Contractor partners with the team during design, is beneficial by providing early

input into design, permitting, project phasing, equipment and material staging areas, construction access, and scheduling.

Furthermore, there is an opportunity to work cooperatively with the CM/GC and engineer early in the process to create a temporary work dock facility that can be left in place and serve as a temporary accessible fishing pier. This structure would be designed and built with this dual purpose in mind and bring the added benefit to Metro of providing interim accessible public fishing at the lake while planning, design, and construction of a new pier is underway. The Construction Manager/General Contractor (CM/GC) project delivery method, whereby the contractor joins the design process, would enable us to find opportunities that bring additional benefit to the project.

ANALYSIS/INFORMATION

1. **Known Opposition:** None.

2. **Legal Antecedents:** LCRB Rule 49-0620(1), 49-0130, 49-0640, and 49-0690; Oregon Revised Statutes 279C.335 and ORS 279C.337.

3. **Anticipated Effects:** Public procurement process will be open and competitive, but items in addition to cost will be considered in the awarding of the contract. Increased use of COBID subcontractors is anticipated.

4. **Budget Impacts:** The CM/GC project delivery method provides safeguards for schedule and cost control of the project, including early involvement by construction contractor in the design process, as well as reducing the risk of substantial change orders.

RECOMMENDED ACTION

Metro Council, acting as the Local Contract Review Board, approves an exemption from competitive bidding for the Blue Lake Park Fishing Pier Demolition project, and authorizes procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorizes the execution of the resulting CM/GC contract by the Chief Operating Officer in a form to be approved by the Office of Metro Attorney.

ATTACHMENTS

Exhibit A: Findings in Support of an Exemption from Competitive Bidding and Authorizing the Procurement by Request for Proposals of Construction Manager General Constructor (CM/GC) Services for the Blue Lake Park Fishing Pier Demolition