

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Contract Award - Authorization to Award Contract for Owner's Representative Services for the Public Safety Center to Shiels Oblatz Johnsen.

FOR AGENDA OF: 04-18-17 **BILL NO:** 17076

Mayor's Approval: Denny Doyle

DEPARTMENT OF ORIGIN: Police JMM

DATE SUBMITTED: 04-10-18

CLEARANCES: CAO RMC
Finance AD Blue
Purchasing AD Claire
City Attorney W.K. Kiv

PROCEEDING: Consent Agenda
(Contract Review Board)

EXHIBITS: 1. Proposal Summary
2. Evaluation Matrix and Scoring

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$0	BUDGETED \$629,580*	REQUIRED \$0

*Account Number: 301-70-3509-683 – Public Safety General Bond, Capital Development Fund – Public Safety Center Project 3509. This contract will be funded from the proceeds of the \$35 Million General Obligation Bond Issue that was authorized at the November 8, 2016, Election. The bond proceeds were received on March 22, 2017.

RECOMMENDED ACTION:

City Council, acting as Contract Review Board, authorizes the award of a professional services contract to Shiels Oblatz Johnsen, Incorporated, in the amount of \$629,580, in a form approved by the City Attorney, to be the owner's representative for the development of the Beaverton Public Safety Center.

HISTORICAL PERSPECTIVE:

For the past several years the City of Beaverton has been working toward building a new public safety center to address safety and security concerns with the current location on SW Griffith Drive. In November 2016, Beaverton voters approved a \$35 million bond measure for the construction of a new earthquake-resistant public safety center to be constructed at the intersection of SW Hall and Allen Boulevards on city-owned property.

INFORMATION FOR CONSIDERATION:

On February 13, 2017, the City of Beaverton distributed a request for proposals (RFP) for an owner's representative to assist the city in building the public safety center

The RFP was advertised in the Daily Journal of Commerce on February 13, 2017. Eight firms submitted proposals, which staff opened on March 9, 2017. The eight firms that submitted proposals were: Shiels Oblatz Johnsen; Shantu Shah; Faithful + Gould; Inici Group; Compass Projects Solutions; Gerding Edlen; Wisner Construction Management Group; and Day CPM. Staff evaluated and conducted a weighted scoring of all the proposals based on criteria that included knowledge, experience and qualifications, project approach and understanding, M/W/SDV/ESB Program, and contract price.

From these results, the top three proposals were selected as the top-tier responses and the firms submitting those proposals were invited for an interview. The three top-tier firms were: Compass Project Solutions of Keizer, Day CPM of Beaverton, and Shiels Oblatz Johnsen of Portland.

The interview provided an opportunity for clarification and elaboration of each proposal. From this process, staff identified Shiels Obletz Johnsen as the top proposer to assist the City in the construction of the public safety center as owner's representative. The firm received an average score of 84 of the maximum 100 points available. The complete evaluation results are shown in Exhibit 2.

Shiels Obletz Johnsen best meets the description of the desired owner's representative. The firm has extensive experience in managing complex projects from concept through construction, including public facilities such as courthouses, fire stations, and police stations. The firm recently served as the City of Gresham's owner's representative in connection with the construction of a 12,000 square foot public safety facility in the Rockwood community.

Services to be provided to the City by Shiels Obletz Johnsen include:

- Assistance in preparing and evaluating upcoming solicitations for architectural services.
- Assistance in preparing and evaluating upcoming solicitations for a construction manager/general contractor.
- Assistance in obtaining required land use, site development and building approvals.
- Project design, pre-construction and construction oversight.
- Promoting use of M/W/SDV/ESB firms in connection with all phases of the project.

The total amount of the contract is \$629,580. General Obligation Bond – Capital Development Fund – Public Safety Center Project 3509 has allocated this amount to the owner's representative effort.

EXHIBIT 2

RFP - Owner's Representative Services for Public Safety Center, Solicitation #3191-17B
 Evaluation Committee Score Sheet for Interviews

Company Name	Evaluation Factor	Total Possible	Evaluator	Overall Position
Company C Shiels Obietz Johnsen Inc.	1. Knowledge, Experience & Qualifications of Project Team Members and Firm	30	26	1
	2. Project Approach & Understanding	25	23	
	3. M/W/SDV/ESB Program	20	10	
	4. Contract Price	25	25	
	Total Maximum Points	100	84	
Company A Compass Project Solutions	1. Knowledge, Experience & Qualifications of Project Team Members and Firm	30	20	2
	2. Project Approach & Understanding	25	20	
	3. M/W/SDV/ESB Program	20	20	
	4. Contract Price	25	20	
	Total Maximum Points	100	80	
Company B Day CPM	1. Knowledge, Experience & Qualifications of Project Team Members and Firm	30	20	3
	2. Project Approach & Understanding	25	20	
	3. M/W/SDV/ESB Program	20	10	
	4. Contract Price	25	24.55	
	Total Maximum Points	100	74.55	

17

City of Beaverton

PROPOSALS RECEIVED

For

Owner's Representative Services for the Public Safety Center 3191-17B

Closed: 2:00 PM on March 9, 2017

Proposals Submitted:

1. Shiels | Oblatz | Johnsen, Portland, OR
2. Shantu Shah, Portland, OR
3. Faithful + Gould, Inc., Beaverton, OR
4. Inici Group, Inc., Portland, OR
5. Compass Project Solutions Inc., Keizer, OR
6. Gerding Edlen, Portland, OR
7. Wiser Construction Management Group, Happy Valley, OR
8. Day CPM, Beaverton, OR