

NOTICE OF CITY COUNCIL MEETING

The City Council of the City of King City will hold a Regular City Council Meeting at 7:00 p.m., Wednesday-May 2, 2018 at the King City Hall, 15300 SW 116th Ave, King City, Oregon 97224

AGENDA		Action Item
REGULAR SESSION		
<i>Moment of Silence</i>		Time:
7:00 p.m.	1. CALL TO ORDER	
	2. ROLL CALL	
	3. PLEDGE OF ALLEGIANCE	
	4. APPROVAL OF MINUTES:	
	4.1 March 7, 2018	M S A
7:05 p.m.	5. OPEN FORUM: We welcome public comment. At this time, the Council will be happy to receive your comment pertaining to items on the agenda (including, questions, suggestions, complaints and items for future agendas). Each person's time will be limited to three minutes.	
7:30 p.m.	6. UNFINISHED BUSINESS: NONE	
7:45 p.m.	7. NEW BUSINESS:	
	7.1 RFP Interview Evaluations and GC/CM Selection for the City Hall/Police Station Remodel.	M S A
	7.2 EMS Week Proclamations presented by Kelsi Dow from Metro West Ambulance	
	7.3 National Police Week Proclamation	
7:55 p.m.	8. POLICE CHIEF'S REPORT	
8:00 p.m.	9. CITY MANAGER'S REPORT	
8:05 p.m.	10. MAYOR'S AND COUNCILOR'S REPORTS	
8:30 p.m.	11. ADJOURN	M S A
		Time:
NEXT MEETING SCHEDULED FOR MAY 16, 2018 @ 7:00 PM		
The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Mike Weston, City Recorder, 503-639-4082.		
M=Motion; S=Second; A=Action/Vote		



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**CITY OF KING CITY
CITY COUNCIL MEETING MINUTES**

Call to Order: A regular meeting of the King City – City Council was held at the King City Hall beginning at 7:00 p.m. on Wednesday, March 7, 2017, Mayor Gibson requested a moment of silence then proceeded to call the meeting to order at 7:01 p.m., followed by roll call and the Pledge of Allegiance

Roll Call: **The following City Council members were present:**

President Bob Olmstead
Councilor Jaimie Fender
Councilor John Boylston
Councilor Gretchen Buehner
Councilor Billie Reynolds

Absent:

Mayor Ken Gibson
Councilor Smart Ochoi

Staff present included:

City Manager (CM) Mike Weston
City Recorder Ronnie Smith

Agenda Item 4: **Approval of Minutes:** December 6, 2017

**MOTION MADE BY COUNCILOR BUEHNER TO APPROVE THE MINUTES OF
REGULAR SESSION DECEMBER 6, 2017, SECONDED BY COUNCILOR
REYNOLDS.**

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

Agenda Item 5: **Special Presentation by ESGR:**

Robert (Bob) Windus -Colonel USA (Ret) Area 9 Chairman presented Lieutenant Happala and Sargeant Sigler with the Patriot Award.

Pat Dean briefly mention why he nominated both Lt. Happala and Sgt. Sigler for the Patriotic Award.

Agenda Item 6: **Open Forum:**

President Olmstead opened public comment on any item on the agenda (including questions, suggestions, complaints, and items for future agenda) and stated each person's time would be limited to three minutes.

Dave La Prezi – Edgewater Community:

Asked the council if a section of the sidewalk near 131st between SW Portia Lane and TSW Timara Lane on the left side going south will be finished. CM Weston mentioned that this area is in Washington County. Mr. La Prezi also asked if the developer for the 131st Street and Fischer Rd submitted the application. CM Weston said not at this time.

Matt Fehrenbacher of TVF&R:
Spoke about a measure to allow Newberg to be annexed in.

Agenda Item 7: Unfinished Business: None

Agenda Item 8: **New Business:**
8.1 CDBG Proclamation:

CM Weston read and gave a brief history of the CDBG Proclamation.

WHEREAS, the week of April 2 - April 6, 2018 has been designated as National Community Development Week by the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program; and

WHEREAS, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and sanitary housing, a suitable living environment and economic opportunities to low-and moderate-income people; and

WHEREAS, the HOME Investment Partnerships (HOME) Program provides funding to local communities to create decent, safe, affordable housing opportunities for low-income persons. Nationally, over one million units of affordable housing have been completed using HOME funds; and

WHEREAS, over the programs' history, our community has received a total of \$1,036,426 in CDBG funds;

NOW, THEREFORE BE IT RESOLVED, that the City of King

Section 1. Designates the week of April 2 - April 6, 2017 as National Community Development Week in support of these two valuable programs that have made tremendous contributions to the viability of the housing stock, infrastructure, public services, and economic vitality of our community. And,

Section 2. That this community urges Congress and the Administration to recognize the outstanding work being done locally and nationally by the Community Development Block Grant Program and the HOME Investment Partnerships Program by supporting increased funding for both programs in FY 2019.

8.2 Washington County IGA – Urban Planning Agreement

CM Weston explained that this IGA is to make sure that the agencies will work together to make sure that the URA area will get the proper utility services.

MOTION MADE BY COUNCILOR FENDER TO APPROVE THE PLANNING AGREEMENT, SECONDED BY COUNCILOR BOYLSTON.

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

8.3 Consider Planning Commissioner Appointment

CM Weston mentioned that he posed the question from the City Council to the Planning Commission that if anyone would like to trade places with the budget committee members that now is the time. CM Weston got two responses one from Will Graig and the other from Katherine Griffith.

Annie Paulsen will replace Will Graig on the Planning Commission
Marc Manelis will replace Katherine Griffith on the Planning Commission

Katherine Griffith will replace Marc Manelis on the Budget Committee.

MOTION MADE BY COUNCILOR BEUHNER TO APPROVE ALL OF THE APPOINTMENTS, SECONDED BY COUNCILOR REYNOLDS.

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

- 8.4 R-2018-04 Adopt Findings for Alternative Contracting Method
CM Weston briefly explained the finding process and what the next set is if adopted.

MOTION MADE BY COUNCILOR BEUHNER TO ADOPT RESOLUTION R-2018-04 FINDINGS FOR ALTERNATIVE CONTRACTING METHOD, SECONDED BY COUNCILOR FENDER.

**VOICE VOTE: 5-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 5-0.**

Agenda Item 9: Police Chief's Report

Reserve Officer has started patrolling King City.

Agenda Item 10: City Manager's Report

The city had its Open House for the URA 6D last night. There were about 50 to 60 people that attended.

The City Attorney has denied the referendum due to it being unconstitutional.

Agenda Item 11: Mayor and Councilor's Reports

Councilor Reynolds No report.

Councilor Buehner reported that she read an article about recent annexation laws and suggested that councilors should read it. She also stated that the MPAC meeting was canceled.

Councilor Boylston Reported that the JPAC meeting from last month made a minor change to the west side of 99 project. JPAC is moving forward with their 2018 plans.

Councilor Fender briefly updated the council on the fourth of July festival.

President Olmstead Mention that the Golf tournament on April 29, 2018, is still going strong.

Agenda Item 12: Adjournment

**COUNCILOR BOYLSTON MOVED To ADJOURN THE MEETING, COUNCILOR
FENDER SECONDED, THE MEETING ADJOURNED AT 8:10 P.M**

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager

King City - City Hall Remodel - Interview Panel & RFP Evaluations

		Interview Panel Evaluations												Alegis	Ceder Mill
Criteria	Maximum Points	LP		JW		KG		EH		VG		MW		Average	Average
Proposal submitted on time	Pass/Fail	P	P	P	P	P	P	P	P	P	P	P	P	Pass	Pass
Introductory Letter	5	5	5	5	5	5	5	3	5	5	5	3	5	4.25	4.69
Team Capacity and Relevant Experience	20	18	19	20	20	20	20	15	10	18	20	20	18	18.63	18.18
Management Plan	20	20	18	10	15	20	15	18	15	20	20	20	18	18.25	17.47
Project Approach	20	20	19	15	20	20	20	20	15	20	20	18	20	18.88	18.99
Process for Establishing GMP	5	5	0	5	5	5	5	5	0	5	0	5	3	4.75	2.86
Fee Proposal	10	10	10	5	7	10	5	10	5	10	7	8	7	8.50	7.17
Cost Savings Sharing	10	10	10	5	10	5	10	10	5	8	10	8	10	8.00	9.00
Agreements	5	5	5	5	5	5	5	5	5	5	5	5	5	5.00	5.00
Overall Quality of response and Conformance with RFP Requirements	5	5	4	5	5	5	5	5	2.5	5	5	5	5	5.00	4.61
Total	100	98	90	75	92	95	90	91	62.5	96	92	92	91	91.25	87.97



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Alegis Construction

ATTACHMENT #4

Construction Manager/General Contractor (CM/GC) Services Fee Proposal

The undersigned, having fully examined the Request for Proposals, all related material and information, hereby offers and agrees that this proposal shall be irrevocable and constitute a valid offer to the City of Milwaukie for fees and costs presented herein.

VII.D.i. PRE-CONSTRUCTION SERVICES FEES:

The Pre-construction Services Fee for insertion in Subparagraph 3.1 of Exhibit A to the Pre-Construction Services Agreement, RFP Attachment #1 shall not exceed:

\$ 7500.00

The Pre-Construction Services Fee for insertion in Subparagraph 3.2 of Exhibit A to the Pre-Construction Services Agreement, RFP Attachment #1 shall not exceed:

\$ 15000.00

VII.D.ii. CONSTRUCTION SERVICES FEES:

The base Contractor's Fee for insertion in Subparagraph 5.1.1.1 of the Owner/Contractor Agreement, RFP Attachment #2 shall be:

8 %

VII.D.iii. FEES FOR CHANGES:

The Change Order Fee for insertion in Subparagraph 5.1.2.1 of the Owner/Contractor Agreement, RFP Attachment #2 shall be:

10 %

The Subcontractor Change Order Fee for insertion in Subparagraph 5.1.3.1 of the Owner/Contractor Agreement, RFP Attachment #2 shall be:

15 %

The three (3) fees for insertion in Subparagraph 7.3.6 of the General Conditions, RFP Attachment #3 shall be:

10 %

10 %

10 %

VII.D.iv. GENERAL CONDITIONS / GENERAL REQUIREMENTS:

Provide a detailed monthly estimate of all general conditions and general requirements costs which will be reimbursed under the terms of Owner/Contractor Agreement (Attachment #2) subparagraphs 7.2, 7.5 and 7.6.

Insurance cost as a percentage of the Cost of the Work 2 %

Bond cost as a percentage of the Cost of the Work 1.5 %

VII.E. COST SAVINGS SHARING:

Subparagraph 5.2.1.1 of the Owner/Contractor Agreement (Attachment #2) calls for a cost savings sharing formula. Savings participation shall be as follows:

To Contractor 30 %

To Owner 70 %

VII.F. AGREEMENTS:

If you desire to propose changes to any of the Agreements, Attachments #1, #2 and/or #3, attached to the CM/GC RFP, describe those changes in detail and describe the reasons that it would be in the best interest of the City of King City to accept the proposed changes. If you make no comments, further negotiations over terms will not be entertained and the City will expect your company to execute the Agreements as presented.

Date: 4/9/2018

Company: Alegis Construction

By: Alex Mallett

Title: Estimator

Signature: _____

Ceder Mill Construction

ATTACHMENT #4

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The undersigned, having fully examined the Request for Proposals, all related material and information, hereby offers and agrees that this proposal shall be irrevocable and constitute a valid offer to the City of Milwaukie for fees and costs presented herein.

VII.D.i. PRE-CONSTRUCTION SERVICES FEES:

The Pre-construction Services Fee for insertion in Subparagraph 3.1 of Exhibit A to the Pre-Construction Services Agreement, RFP Attachment #1 shall not exceed:

\$ 9,675.00

The Pre-Construction Services Fee for insertion in Subparagraph 3.2 of Exhibit A to the Pre-Construction Services Agreement, RFP Attachment #1 shall not exceed:

\$ 9,675.00

VII.D.ii. CONSTRUCTION SERVICES FEES:

The base Contractor's Fee for insertion in Subparagraph 5.1.1.1 of the Owner/Contractor Agreement, RFP Attachment #2 shall be:

11.4 %

VII.D.iii. FEES FOR CHANGES:

The Change Order Fee for insertion in Subparagraph 5.1.2.1 of the Owner/Contractor Agreement, RFP Attachment #2 shall be:

9.5 %

The Subcontractor Change Order Fee for insertion in Subparagraph 5.1.3.1 of the Owner/Contractor Agreement, RFP Attachment #2 shall be:

9.5 %

The three (3) fees for insertion in Subparagraph 7.3.6 of the General Conditions, RFP Attachment #3 shall be:

9.5 %

9.5 %

9.5 %

VII.D.iv. GENERAL CONDITIONS / GENERAL REQUIREMENTS:

Provide a detailed monthly estimate of all general conditions and general requirements costs which will be reimbursed under the terms of Owner/Contractor Agreement (Attachment #2) subparagraphs 7.2, 7.5 and 7.6.

Insurance cost as a percentage of the Cost of the Work 2.65 %

Bond cost as a percentage of the Cost of the Work 1.95 %

VII.E. COST SAVINGS SHARING:

Subparagraph 5.2.1.1 of the Owner/Contractor Agreement (Attachment #2) calls for a cost savings sharing formula. Savings participation shall be as follows:

To Contractor 20 %

To Owner 80 %

VII.F. AGREEMENTS:

If you desire to propose changes to any of the Agreements, Attachments #1, #2 and/or #3, attached to the CM/GC RFP, describe those changes in detail and describe the reasons that it would be in the best interest of the City of King City to accept the proposed changes. If you make no comments, further negotiations over terms will not be entertained and the City will expect your company to execute the Agreements as presented.

Date: April 10, 2018

Company: Cedar Mill Construction Company, LLC.

By: Will Turner

Title: Senior Project Manager

Signature: 

(JW)

April 18, 2018

Page 3

to encourage competition and provide a fair, considered process, or to reject both bids and begin anew if unhappy with price or qualifications. The RFP deficiencies are not fatal, and can be addressed during the interview phases. In addition, deficiencies can be addressed through the scoring procedure discussed below, with overall compliance and detail levels comparatively scored. Notably, the lack of discussion by Cedar Mill of GMP calculation process should be docked accordingly.

B. Interview and selection procedure.

The proposed panel size and composition complies with the RFP requirements for a separate interview and selection panel (both of which must contain 4 members, with permissible overlap).

The selection panel should review and score the written bid responses based on the below scoring rubric described in the RFP. Note that because less than three bids were received, both responsive bids will be passed through to the interview committee regardless of comparative score (i.e., there are not enough bids to send only the top three scorers to the interview process). Each proposal "shall be evaluated on its completeness and quality in accordance with the criteria identified in this RFP. The City of King City has the right to require any clarification or change needed to understand the proposer's approach to the project." RFP, Section VII. Note that for instance, the Cedar Mill Bid does not contain discussion of the GMP setting process, so it would be docked the requisite 5 points. Completeness and relative detail of the Bid responses are otherwise comparatively scored as below. Per the RFP, "[e]ach proposal shall be evaluated as a demonstration of the proposer's capabilities and understanding of the project."

Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5
Team Capacity and Relevant Experience	20
Management Plan	20
Project Approach	20
Process for Establishing GMP	5
Fee Proposal	10
Cost Savings Sharing	10
Agreements	5
Overall quality of response and conformance with RFP requirements	5
TOTAL	100

45
20
10
10
5
5
5
5
5
5

Alegis

75

(JW)

April 18, 2018
Page 3

to encourage competition and provide a fair, considered process, or to reject both bids and begin anew if unhappy with price or qualifications. The RFP deficiencies are not fatal, and can be addressed during the interview phases. In addition, deficiencies can be addressed through the scoring procedure discussed below, with overall compliance and detail levels comparatively scored. Notably, the lack of discussion by Cedar Mill of GMP calculation process should be docked accordingly.

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Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5
Team Capacity and Relevant Experience	20
Management Plan	20
Project Approach	20
Process for Establishing GMP	5
Fee Proposal	10
Cost Savings Sharing	10
Agreements	5
Overall quality of response and conformance with RFP requirements	5
TOTAL	100

5
20
20
20
5
10
5
5

Cedar Mills

92

April 18, 2018
Page 3

Alegis (MW)

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Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points	
Proposal submitted on time	Pass / Fail	
Introductory Letter	5	3
Team Capacity and Relevant Experience	20	20
Management Plan	20	20
Project Approach	20	18
Process for Establishing GMP	5	5
Fee Proposal	10	8
Cost Savings Sharing	10	8
Agreements	5	5
Overall quality of response and conformance with RFP requirements	5	5
TOTAL	100	92

CMC

(MLW)

JORDAN RAMIS PC

ATTORNEYS AT LAW

April 18, 2018
Page 3

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Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5
Team Capacity and Relevant Experience	20
Management Plan	20
Project Approach	20
Process for Establishing GMP	5 0 →
Fee Proposal	10
Cost Savings Sharing	10
Agreements	5
Overall quality of response and conformance with RFP requirements	5
TOTAL	100

5
18
18
20
3 { Explain
7 { Interview
10
5
5
91

CEDAR MILL

(LP)

- ii. All Proposers must be registered with the Construction Contractors Board;
- iii. All proposals must contain the proposer's certification of nondiscrimination in obtaining required subcontractors in accordance with ORS 279A.110(4). (See OAR 137-049-0440(3));
- iv. All Proposers must be licensed to perform business in the State of Oregon;
- v. All Proposers must have been in business as a firm for at least five (5) years;
- vi. All Proposers must be experienced in those services requested of the City;
- vii. All Proposers must agree to execute the City's Agreements, if awarded; and
- viii. All Proposers must carry required insurance and where allowed by the policy, shall name the City an additional insured.

VII. SELECTION COMMITTEE & INTERVIEW PANEL

A selection committee will be comprised of at least four (4) members and an interview panel will be comprised of at least four (4) members. The interview panel may or may not consist of the same selection committee members. The interview panel will score each candidate for the Interview and Presentation criteria only and add it to the existing score evaluated by the selection committee. Each proposal shall be evaluated on its completeness and quality in accordance with the criteria identified in this RFP. The City of King City has the right to require any clarification or change needed to understand the proposer's approach to the project.

For each proposer selected to interview and present, the person(s) that will act as project manager and superintendent throughout the project must attend the interview and presentation. No substitutions of personnel shall be made during any phase of the project without the advance written consent of the City Manager.

Each proposal shall be evaluated as a demonstration of the proposer's capabilities and understanding of the project. Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5
Team Capacity and Relevant Experience	20 19
Management Plan	20 18
Project Approach	20 19
Process for Establishing GMP	5 0
Fee Proposal	10
Cost Savings Sharing	10
Agreements	5
Overall quality of response and conformance with RFP requirements	5 4
TOTAL	100 90

ALEGIS

(LP)

- ii. All Proposers must be registered with the Construction Contractors Board;
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Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5
Team Capacity and Relevant Experience	20 18
Management Plan	20
Project Approach	20
Process for Establishing GMP	5
Fee Proposal	10
Cost Savings Sharing	10
Agreements	5
Overall quality of response and conformance with RFP requirements	5
TOTAL	100 98

Alegis Construction

Criteria

Proposal submitted on time

Introductory Letter

Team Capacity

Management Plan

Project Approach

Process for Establishing GMP

Fee Proposal

Cost Savings Sharing

Agreements

Overall Quality of Response & Conformance With RFP Requirements

Maximum Points

Pass

5

20

20

20

5

10

5

5

5

Total

95

(KG)

Cedar Mill Construction Co.

Criteria

Proposal submitted on time

Introductory Letter

Team Capacity

Management Plan

Project Approach

Process for Establishing GMP

Fee Proposal

Cost Savings Sharing

Agreements

Overall Quality of Response & Conformance With RFP Requirements

Maximum Points

Pass

5

20

15

20

5

5

10

5

5

Total

90

(KG)

ALEGIS (GH)

- ii. All Proposers must be registered with the Construction Contractors Board;
- iii. All proposals must contain the proposer's certification of nondiscrimination in obtaining required subcontractors in accordance with ORS 279A.110(4). (See OAR 137-049-0440(3);
- iv. All Proposers must be licensed to perform business in the State of Oregon;
- v. All Proposers must have been in business as a firm for at least five (5) years;
- vi. All Proposers must be experienced in those services requested of the City;
- vii. All Proposers must agree to execute the City's Agreements, if awarded; and
- viii. All Proposers must carry required insurance and where allowed by the policy, shall name the City an additional insured.

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Each proposal shall be evaluated as a demonstration of the proposer's capabilities and understanding of the project. Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5 (3)
Team Capacity and Relevant Experience	20 (15)
Management Plan	20 (15)
Project Approach	20 20
Process for Establishing GMP	5 5
Fee Proposal	10 10
Cost Savings Sharing	10 10
Agreements	5 5
Overall quality of response and conformance with RFP requirements	5 5
TOTAL	100 (91)

Cedar Mill (GH)

- ii. All Proposers must be registered with the Construction Contractors Board;
- iii. All proposals must contain the proposer's certification of nondiscrimination in obtaining required subcontractors in accordance with ORS 279A.110(4). (See OAR 137-049-0440(3);
- iv. All Proposers must be licensed to perform business in the State of Oregon;
- v. All Proposers must have been in business as a firm for at least five (5) years;
- vi. All Proposers must be experienced in those services requested of the City;
- vii. All Proposers must agree to execute the City's Agreements, if awarded; and
- viii. All Proposers must carry required insurance and where allowed by the policy, shall name the City an additional insured.

VII. SELECTION COMMITTEE & INTERVIEW PANEL

A selection committee will be comprised of at least four (4) members and an interview panel will be comprised of at least four (4) members. The interview panel may or may not consist of the same selection committee members. The interview panel will score each candidate for the Interview and Presentation criteria only and add it to the existing score evaluated by the selection committee. Each proposal shall be evaluated on its completeness and quality in accordance with the criteria identified in this RFP. The City of King City has the right to require any clarification or change needed to understand the proposer's approach to the project.

For each proposer selected to interview and present, the person(s) that will act as project manager and superintendent throughout the project must attend the interview and presentation. No substitutions of personnel shall be made during any phase of the project without the advance written consent of the City Manager.

Each proposal shall be evaluated as a demonstration of the proposer's capabilities and understanding of the project. Evaluation criteria and weighting factors shall be as follows:

Criteria	Maximum Points
Proposal submitted on time	Pass / Fail
Introductory Letter	5 5
Team Capacity and Relevant Experience	20 10
Management Plan	20 15
Project Approach	20 15
Process for Establishing GMP	5 0
Fee Proposal	10 5
Cost Savings Sharing	10 5
Agreements	5 5
Overall quality of response and conformance with RFP requirements	5 2.5
TOTAL	100

62.5

Michael Weston

From: Veva [REDACTED]
Sent: Friday, April 27, 2018 10:28 AM
To: Michael Weston
Subject: Re: GC/CM Scores

Hi Mike:
Hope the below works. I did feel they were very equal on the communication and project work.

Veva

Alegis:

1-pass

2-5

3-18

4-20

5-20

6-5

7-10

8-8

9-5

10-5

96

CM:

1-pass

2-5

3-20

4-20

5-20

6-

7-7

8-10

9-5

10-5

total =91

Corrected total
to 92

-----Original Message-----

From: Michael Weston <mweston@ci.king-city.or.us>

To: Veva [REDACTED]

Sent: Fri, Apr 27, 2018 9:42 am

Subject: GC/CM Scores

Hi Veva,

Can you get me your scores from the interview yesterday?

Trying to compile the score tabulation for the City Council Meeting Next Week.

Cheers,

MW



Michael J. Weston II, MPA
City Manager
503-639-4082



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King City – City Hall RFP

Attn: Mike Weston
City Hall
15300 SW 116th Ave.
King City, OR 97224

April 10, 2018

Re: King City, City Hall Remodel Project

Introductory Letter

To all it may concern,

We are forward looking to providing Preconstruction and Construction services for the proposed King City Remodel Project. The Project includes full Interior Demo and Tenant Improvement of the Existing Facility, Minor Exterior Demo and Modifications to the Flatwork, Entrance and Landscaping. Preconstruction services include working with the Architect, 50% Design Pricing, Final Contract Pricing, Pricing review, and Contract. Construction services to build out the Project complete to the terms of the contract based on Preconstruction Services.

Alegis was an integral part of the Preliminary Budgeting Process for King City, City Hall, working hand in hand with the Architect SEA to determine scope and address the needs of the City. We have set a precedent of strong communication through the course of 4 budget revisions that will be carried on through Preconstruction and Construction.

Thank you for the opportunity to be a part of this project and we look forward to hearing from you.

Sincerely,

Gage Simmons
Alegis Construction

Team Capacity and Relevant Experience

- Organization Chart for Preconstruction and Construction Phase Staff**

Team Member	Job Description	Preconstruction Phase	Construction Phase
Alex Mallett	Estimator	x	
Gage Simmons	General Manager	x	x
John Fifield	Project Manager	x	x
Jim Tobin	Operations Manager		x
Jeff Stafford	Superintendent	x	x
Michelle Reate	Project Manager Assistant		x
Tiffany Rounds	Project Manager Assistant		x
John Fifield	Construction Manager	x	x

- Relevant Experience and Capacity Description**

Alex Mallett – Involvement through Preconstruction.

Relevant Projects:

1. Mount Angel School.
2. Tualatin Fire and Rescue
3. Lamb Elementary school
4. PCC Sylvania Kiln Yard

John Fifield – Involvement through Preconstruction and Construction.

Relevant Projects:

1. Gresham City Hall Renovation
2. Sandy City Hall Renovation
3. Skyline Elementary

Jeff Stafford – Involvement through Construction Process.

Relevant Projects:

1. Roger Roundtree Law Office T/I
2. Glendale High School District Structural & HVAC Upgrades on 5 campuses
3. 3 Walmart Supercenter Remodels w/structural upgrades
4. City of Phoenix Water Department T/I on (3) 20 mil gallon tanks.

- Team References (Includes Recently Completed Public Work and Recent Seismic Retrofits)**

1. Office Max Federal Way – Reference Contact: Mary Ann Kolen (503) 973-0248
2. Streets of Tanisbourn – Reference Contact: Kimco Realty
3. Western Building Steel Removal – Reference Contact: Stanley V. Piha – (206) 441-1080 x1

- 3 Comparable Reference Projects within last 5 years completed by proposed Project Manager**

1. Skyline Elementary
2. Sandy City Hall Renovation
3. Gresham City Hall Renovation

Management Plan

Describe your company's approach to providing the desired management services for the project, answering, at a minimum, each of the following questions:

Alegis's approach to providing the desired Construction Management services for construction and preconstruction are predicated on our Philosophy of Building relationships. We thrive on a working environment based on 3 fundamentals. First, surround yourself with the most talented people in the construction industry. Second, build relationships into every project. Third, exceed expectations by delivering a quality project at the best value. Every member of our team embodies these three ideas and each brings unique talents to the table that ensures the success of the project and exceeds the owner's expectations.

- **How will your company maintain good relations and foster open and productive communications with the City, Project Team, and other parties directly involved in the Project? How will you avoid or resolve conflicts?**

We are in the business of communication. Once our team is selected, every member of the team will be copied on all communication and we will make sure to include the proper individuals including the Design, City or any other others that may be a part of the project. By keeping continued open and honest lines of communication we will avoid all conflict and work towards answers to whatever issue may arise. Should an issue present itself we will address the issue immediately proposing potential solutions reaching out to all appropriate individuals discussing the issues and then come to a resolution that is the best solution.

- **What actions do you consider necessary to achieve the cost objectives of the project? What potential constraints do you foresee, and how would you resolve them?**

In order to reach the cost objectives required for this project there will be quite a few things that need to take place. From a design standpoint Alegis is prepared to be an integral part of the process, whether it be design build items or actively working in conjunction with the design team and the city towards Value Engineered items. The actual time to put the cost proposal together once we have a completed set of drawings for subcontractors to reference is usually about 2 weeks. This gives us the opportunity get the best pricing available and find the right subcontractors to make this project successful. Our objective is to present you with the complete package trying to avoid any change orders.

- **Describe how construction schedules and cost estimates will be developed and complied during design. How will estimates be developed both for in-house capabilities as well as subcontractor trades such as mechanical and electrical?**

As we move forward in Preconstruction services the active Project Manager/Construction Manager will work with the Alegis Team to construct a preliminary Schedule. In the case of design build components we will bring on Mechanical, Electrical, and Plumbing subcontractors to assist and price the job to meet the requirements for the project. In regards to the costs for these items, it may be a moving target until final design is completed. It is understood that we have a target budget and it is imperative that we have the Subcontractors involved.

- **How would you track and control project costs during design? How would you track and control costs during construction? What steps will you take to minimize change orders?**

When tracking for Owner purposes we will do the following:

1. We will create a job number. This will be the reference to the job when submitting billings to the city.
2. We will use our tracking system to track Project Manager, Project Manager Assistant and Superintendent Time specifically related to the Preconstruction services.
3. If the Construction and Preconstruction periods overlap we will create a Phase code for Construction that will be trackable. We will use the same tracking system for the Construction Phase.

King City – City Hall RFP

4. Subcontractor Costs will be transparent to the city. All work will be Prevailing Wage and the correct Forms and Rates will be presented.
5. Our objective is to present you with the complete package trying to avoid any change orders. Change orders could potentially happen in the case of an unforeseeable issue that may arise during the construction phase. All change orders will be presented to the city prior to any commencement of work in that particular area. No work on the Change orders will commence without signed authorization from the City. All Change orders are based on the percentages predetermined in the contract and will be transparent.

- **The Schedule envisioned allots six (6) months for construction. Given the need to maintain and/or temporarily relocate City operations in the Facility throughout the project, is this schedule reasonable? What actions do you consider necessary to achieve this schedule? What potential constraints do you foresee, and how would you resolve them?**

Alegis does not foresee any issues with completion of this project with the 6 Month duration. By stacking trades and working with our subs we can turn this project around in that time. The assumption is that the 6 months includes the Preconstruction Phase. In order to hit our necessary mile markers we will have to move quickly on things like Asbestos Testing, Asbestos Report, Design Build Submittals or any long lead items that are discussed in Preconstruction. If we foresee any Delays to the projected schedule caused by unforeseen items, we will immediately contact the city and set up a conference to discuss these items and find an agreeable solution.

- **Describe your Companies Approach to Building Startup, Post Construction Warranty, and Ongoing Service to the City and the Facility.**

Upon completion of the job we will set up a class with all parties and the Mechanical, Electrical, and Plumbing contractors to field any questions or address any concerns. We have a division that once the project is complete we will provide the contact for any future warranty discussions. That same department will handle any continuing warranty discussions.

Project Approach

Describe your company's unique approach which will ensure a successful project.

- **Describe your company's experience with Design and Construction of Public Facilities.**

Alegis construction works very closely with the design team and the owner ensuring that the project stays within budget and the design intent of the owner. This is a Process that Alegis has already began with the Architect for the King City, City Hall. Over the course of a couple months Alegis been in constant contact with the design team and have addressed many of the items that the city has wanted or had questions on. This kind of constant interaction will continue throughout the Process. The other projects that we have been involved with are as follows:

1. Green River Community College
2. Kent Fire District (Multiple Projects)
3. State Investment Board
4. King County 911
5. Boeing Facilities (Athletic Departments, Mother rooms, Offices)
6. Oregon State Treasury
7. Condon 911 Call Center

- **Describe your Company's experience with seismic retrofitting and rehabilitation projects and describe any challenges you foresee.**

We have a lot of experience with these types of projects. Our General Manager has experience in this with projects like the 30,000 sqf VA hospital in Lakewood WA. This was a complete upgrade seismic retrofit. With that experience and the Mud Mountain Dam he worked with the Army core of engineers he brings experience in addressing any potential issues that the existing structure may have and how to address them. With this project specifically we do not foresee any issues that cannot be overcome in the preconstruction phase. If problems arise we will address them quickly.

- **Describe your company's unique approach to CM/GC services which would make your company the most compelling choice to serve as CM/GC during the project**

Alegis construction approaches this type of activity as if we are the owner of the project and it is this attitude that sets us apart from other firms. Not only are we dedicated to providing an exceptional project but the experience is one that owners like to repeat.

This starts with working in close harmony with the owner understanding their specific needs and desires for the project. We would encourage the owner/designer/contractor/consultants to attend a team building/chartering exercise that Alegis Construction would facilitate. The goal is for all parties to produce a Mission (Objectives and Purpose), Products (Deliverables), Success Indicators (Measurements), Values, Barriers (Need to overcome), Influencers (Direct, Indirect, Customers), and Timing (Milestones). This approach allows for the expression of each parties needs to accomplish the overall goal of providing an exceptional end product and establishes clear communication lines and how difficulties are resolved.

Communication is the key to success and Alegis believes in the benefits of this communication and the holding each other to the standards as outlined. Obstacles are overcome more easily and without discourse resulting in a better end product and a relationship where all parties grow their relationship working as a team going in one direction instead of going in different directions.

This approach allows for the combined effort of the construction team to not only control the process but allows for the creativity of the construction team to provide what is needed to meet the needs of the owner.

Process for Establishing Guaranteed Maximum Price

Describe in Detail the process and timing that you would propose to establish the Guaranteed Maximum Price for the Project. Consistent with the draft Owner/Contractor Agreement and future associated contract documents, describe your proposed method of documenting the line item components of the GMP and of determining whether project changes are inside or outside the scope of the GMP.

The Process for Establishing the GMP will go as follows:

1. Upon award of the RFP Alegis will Start the Process with the design team.
2. Review and Signing of the Preconstruction Agreement will be a collaborated effort between the City and Alegis.
3. At 50% design (based on input and interaction from all parties) Alegis will provide an ongoing budget that will determine the direction of the Design and indicate where we need to Value Engineer items.
4. At 100% Design we will supply a Bid form that is broken out by divisions accompanied with Qualifications and Clarifications. This will determine the Complete Scope Included and point out Items that are outside the scope of the original project.
5. Upon review of the Proposal we will make any adjustments Necessary to get within the City's Budget.
6. GMP Contract Review and signing will be based on the Final Accepted Proposal. This will be an ongoing process with potential reviews and revisions. Open Lines of communication are a necessity for this part of the project and Alegis will respond in a timely manner so that we can hit the designated schedule.
7. Alegis will carry forward any changes to costs by showing the date of the revision and the amount for each line item.

City of King City

**City Hall
Rehabilitation and
Remodeling Project**

**Cedar Mill
Construction
Company, LLC.**



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A. Introductory Letter



Attn: Mike Weston
City Hall
15300 SW 116th Ave.
King City, OR 97224

RE: City Hall Rehabilitation and Remodel

King City Rehab & Remodel Selection Committee:

Cedar Mill Construction Co. is pleased to submit this request for proposals for the above referenced project. Our team regularly conducts remodel and upgrade projects within fully operational facilities and additionally projects during the tight constraints of spring break, winter break, summer and school holidays, therefore we are intimately familiar with the sense of urgency needed to get the project done perfectly and on time to minimize the impact to the staff and City of King City. Clear communication, intensive coordination, ability to choreograph tasks simultaneously, strict attention to cost control and attention to safety concerns are all facets where Cedar Mill excels.

We are local, innovative and we have the proper renovation experience required to lead to successful projects. Testimonials from satisfied clients indicate the culture and ethics of Cedar Mill Construction. Recent relevant experience is incorporated in this proposal in addition to our company profile, capabilities, safety, diversity and sustainability initiatives.

In closing we look forward to being selected for the next step of evaluation and are eager to provide competitive bids for upcoming projects. If we are asked to attend an interview then we can further expound upon the benefits that Cedar Mill Construction Co. and our proven team will bring to this remodel project that will be completed as part of this RFP.

Sincerely,

Will Turner
Senior Project Manager
Sign Will Turner

B. QUALIFICATIONS

Founded in 1998, although very diverse in customer relations, Cedar Mill Construction has always specialized in complex, fast track, occupied space, design/build, GMP and fixed price public works projects.

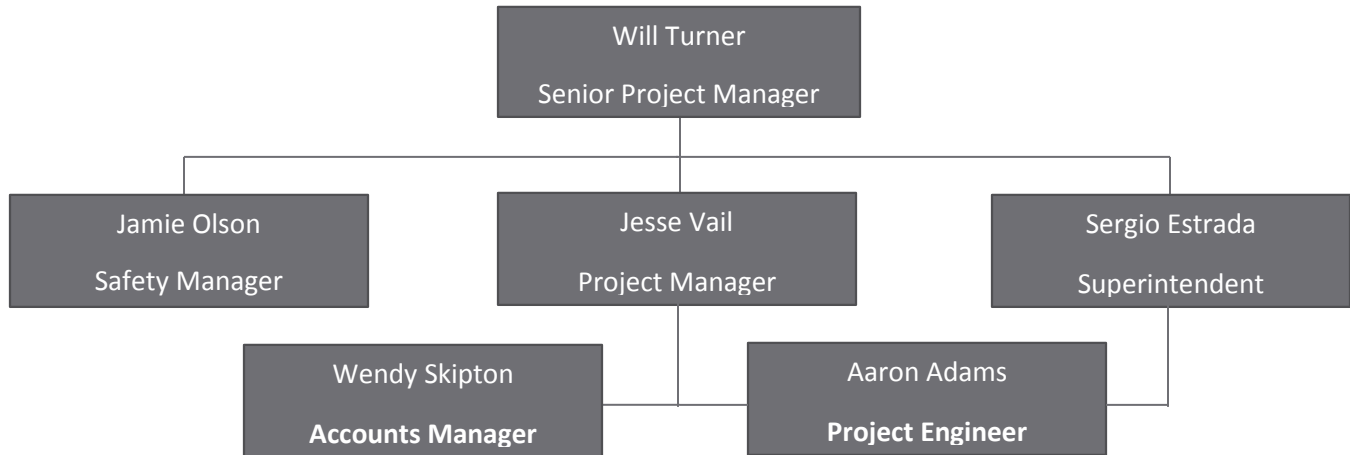
Although Cedar Mill Construction has not worked with King City, we are the contractor of choice for many local school districts, private, and public entities. These include Beaverton, Portland Public, West Linn/Wilsonville, Salem/Keizer, and Sherwood School Districts just to name a few. We hold public contracts with City of Salem, Tualatin Hills Park & Recreation, Portland Community College and many others. These projects cover everything from maintenance repairs, remodels, exterior envelope improvements, siding replacements, seismic upgrades and complete rebuilds.

In addition our experience also covers various high impact locations with many restrictions and limitations including public service buildings, police and corrections, parks, fire houses and college campuses. All these facilities have many similarities to your facility and require creative scheduling and staging, increased management of subcontractors and high levels of communication along with a well-maintained schedule to be successful.

We as a company have made this our niche. We have chosen to specialize in 2 million dollars and under. Cedar Mill Construction prides ourselves on great customer relationships and making ourselves available to our customers for all their construction needs. This philosophy and these values are what have kept us busy to date while others have slowed for the winter months. We maintain a staff of 30 diverse talented construction individuals. This allows us accomplish several things. First it allows us to quickly respond to all customer needs. Whether it is a small immediate repair, or a larger repair that involves planning and scheduling and man power, we find a way to get projects completed within customer expectations. It also makes us the perfect candidate for jobs like this. We are very familiar and confident in all seismic improvements as many of our jobs for years have included seismic improvements as part of the scope of work as well as several of our larger projects.

i. Team Capacity and Relevant Experience

Cedar Mill Construction has been built on whatever it takes to get the job done the right way as quickly as possible with integrity. We have built a team of individuals that can live up to that reputation. This team will deliver the desired results for King City, City Hall Project.



Project Duties and Responsibilities

Will Turner	- Senior Project Manager with executive authority for Cedar Mill. Will provide oversight and have input on decision making and implementation of planning and scheduling. Will also take on large parts of the scheduling and following up on Quality Control
Jesse Vail	- Project management, Estimating will do planning, oversight, communications, scheduling and execution, quality Control
Jamie Olson	- Safety oversight, quality control
Sergio Estrada	- Oversee, construction management, supervision subs, work force to maintain schedule and adjust accordingly, quality control

Name	Preconstruction %	Construction %	Location
Will Turner	30% Office	5%	Tualatin
Jesse Vail	65% Office/On Site	60% On Site	Tualatin
Sergio Estrada	20% Office/On Site	100% On Site	Tualatin
Jamie Olson	10% Office	10% On Site	Tualatin

The allocated percentages in the prior section indicate the amount of time that each of the listed Cedar Mill Construction employees will dedicate to this project. The preconstruction portion of this project will be staffed by the listed employees to create a solid project team that will allow us to provide ideas that will assist in the constructability of the design intent. The usage percentages shift as the construction scope starts and we have our full time onsite superintendent managing the subcontractors and driving the schedule. This project team will be committed to the entire duration of the project.

Will Turner – See Resume: Attachment A

- ***Oregon Youth Authority - Geer Intake & Clinic Remodel***
- ***Portland Public School – Glencoe Elementary School Window Replacement***
- ***Oregon Youth Authority – Grover***

Jesse Vail – See Resume: Attachment A

- ***Tualatin Hills Park and Recreation – Garden Home***
- ***West Linn Wilsonville School – Trillium Creek Primary School Classroom Addition***
- ***Tualatin Hills Park and Recreation – HMT 50 Meter Pool Renovation***

Jamie Olson – See Resume: Attachment A

- ***Camas School District – Plan Base Learning Middle School Modules***
- ***Chemeketa Community College – Building 4 Auto Shop Remodel***

Sergio Estrada -- See Resume: Attachment A

- ***Oregon Youth Authority – Geer Intake Facility Renovation***
- ***West Linn Wilsonville School – Trillium Creek Primary School Classroom Addition***
- ***Chemeketa Community College – Building 4 Auto Shop Remodel***

THPRD GARDEN HOME RECREATION CENTER SEISMIC UPGRADE



Scope of work included a 36'x36' steel play structure, bracing for the existing fire suppression piping, steel brackets and bracing for existing boilers, seismic bracing to support brick chimney structure, Simpson hardware and sheathing at entrances and skybridge connections, structural concrete foundation and steel moment frame to support skybridge, seismic expansion joints, ledger bracing in gymnasium, asbestos abatement,

exterior sandblasting, blow-in insulation into existing walls, extensive siding replacement with Hardi Fiber Cement Lap Siding, new windows, trim and painting. This project included collaboration with our client, project architect and engineer to address an extensive amount of unforeseen conditions. Many of the solutions were proposed by our onsite superintendent to achieve the desired structural improvements exceeding design calculations without any additional cost to our client. We worked as a team to find solutions to all project challenges.

Part of the project was installing a large structural steel moment frame that required a 150 TN crane to hoist the assembly in place requiring coordination, fencing and communication with the client and community.

Despite that this project was a traditional design-bid-build, the required collaboration, design modifications and subcontractor & supplier management of the project made it much more similar to a CM/GC. At the end of the project our client had additional funds to spend on increasing their investment into their facility. We submitted many different cost proposals and brought in subcontractors and suppliers as needed to assist in making collaborative decisions that would provide the highest cost to benefit ratio to the desired upgrades.



TRILLIUM CREEK PRIMARY SCHOOL CLASSROOM ADDITION



When working on a project at a school we understand that the completion date can't be extended due to school operations that have been set in stone. Therefore, we are flexible in our approach and work together as a team to be finished on time or ahead of schedule. On occasion this requires extended work days, weekend work to supplement the work force as needed.

Cedar Mill has made it a habit of finding a way to overcome any adversity and finish a project on time. Many of our regular customers seek us out due to our honest, dedicated and creative approach. One perfect example is the Trillium Creek Primary School. There were many challenges and everything had to be complete before the beginning of the new school year. This summer of 2017 was a shorter than usual work duration due to the nearly unprecedented amount of snow storms in the PNW. Therefore only 8 weeks was allocated for the complete demolition of two large exterior patio / garden areas and the construction of two 2nd story classrooms. The scope of work included demolition, HSS structural steel fabrication and erection, wood headers and beams installed into steel knife plates, TJI joists, LVL's and 2x8 wood framed walls as the framework of the structure.

Other scopes of work included roofing, steel sun shades, intumescent fire-resistant coatings, fire sprinklers, mechanical, electrical, a large amount of storefront framing and glazing, casework and specialties. Due to the curtailed project duration, extensive communication and planning was required to hit our project deadline as classes were scheduled for the start of school. Tremendous amount of planning was required in reviewing shop drawings for the steel, storefront systems and MEP scope to ensure we would not have any surprises as we only had one shot to get everything right. Project scheduling and RFI's needed to be addressed immediately. The outstanding responsiveness of DOWA Architecture and The West Linn Wilsonville School District allowed our team to hit our target. As part of our culture we will continue to plan for the unexpected and adjust

accordingly to ensure we maintain deadlines.

OYA MACLAREN GEER INTAKE FACILITY RENOVATION



At \$1,900,000, Maclaren Youth Intake & Clinic Project was the complete renovation of existing building for use as a clinic and intake for this Juvenile youth facility.

Work started with 9,000sf of interior demolition & abatement to bring the building to its original shell. New exam rooms, offices, restrooms, dental area & nurse's station were construction with extensive structural upgrades completed during construction. All new interior finishes were installed from floor to ceiling. Work also included cutting in new exterior windows with security frames & glazing. All plumbing, fire sprinkler, fire alarm, low voltage & electrical services were upgrades as well as extensive HVAC upgrades & modifications including a new RTU.



GLENCOE ELEMENTARY SCHOOL WINDOW REPLACEMENT

The Glencoe School Window Replacement Project was originally procured as a design-bid-build and awarded to Cedar Mill Construction as the general contractor. The project was bid at \$992,900 and was over the allocated project budget. During the preconstruction phase, we worked with our client, Portland Public Schools and Forensic Building Consultants to provide a value engineering proposal for various aspects to the project. We provided line items illustration eleven different cost savings options and discussed the overall benefits and potential drawbacks to each of the proposed ideas. These suggestions included product alternatives and the reduction of ambiguity in the project scope to allow for very conservative costing and mark-up to fit the allowable budget. After evaluating the various options our client selected several leading to signing a post value contract of \$856,300. The scope of work for this project included the removal

and replacement of many of the exterior windows, framing around the windows, flashing, fiber cement trim, cold fluid-applied waterproofing and painting. The entire value engineering and contract negotiations in the preconstruction phase took place during a short amount of time at not impact the over project schedule due to the lead time required for the window replacement and the project slated to start in several weeks. Part of the VE options included the use of a local manufacture located in the Portland Metro area which not only reduced the cost but increased project sustainability reducing wasted fuel in transportation costs as the original product was manufactured out of state.



ii. Management Plan

Communication is the most important component of staying on schedule and staying ahead of challenges. Our goal is to have no surprises and the only way to make certain of this is to be in constant communication. As the General Contractor for King City on this project, Cedar Mill will be the center point for all communications. Our Project managers not only plan and review progress just once in the morning or at the end of business, rather we do so continuously throughout the day. We don't believe in surprises. We take pride in all our relationships with our clients and subcontractors. The best and most effective communications come from open and honest communications with all involved.

Cedar Mill will take the lead in setting necessary planning meetings with King City, the engineer, the architect, and all subs to ensure the schedule is put together with input from all needed individuals and then direction is given. It is imperative that everyone knows what to expect and when to maximize overlap of tasks and minimize times of unproductivity. This is how the team at Cedar Mill thrives and hits even the most challenging deadlines.

Initially we will meet with our project team to determine the critical path items and long lead items. Attention to detail in the schedule with weekly updates will allow the team to track and confirm that the project will be completed on time. Several members of the Cedar Mill Construction Management Staff are proficient in using scheduling software and the practical application of real world production. During the pre-construction phase long lead items are identified and ordered.

Project scheduling is a major component especially when detailed phasing is required to accomplish a scope of work. Cedar Mill Construction has assigned a core group to the project for management staff as stated in this proposal. Cedar Mill Employee participation and proficiency in critical path scheduling along with daily internal and weekly site meetings will keep the project organized and allow forecasted milestones to be completed on time. Microsoft Project will be used for all schedules assisting from the planning and preconstruction phases to the final completion of the project.

Cedar Mill Construction uses an effective submittal process through our ComputerEase software for document control and will upload product data via agreed upon cloud based sharing site to distribute the comments back to the appropriate part of the project team. This allows us to effectively acquire all of the materials and special equipment that is required to complete this project and to accurately track long lead submittal items and handle them effectively.

It is of utmost importance that construction remodel projects are finished on time. This allows the facility to resume normal operations without the inconvenience of delays due to the construction work. Therefore, we do whatever it takes to ensure our projects are completed within or before the agreed upon timeline. Our references will attest to the fact that we keep the project schedule a priority.

Cedar Mill Construction has completed multiple school remodels and seismic upgrades within occupied spaces both during the school year and within the short summer break window. Previous projects have been completed successfully through accurate scheduling, communication, accountability and experience with creative phasing during construction. Phasing involves understanding the needs and ongoing activities within the facility utilizing techniques acquired through past experience in working around operations, accommodating occupants with flexible working hours, reducing the impact of construction and providing a safe and clean job site. Therefore, when strategic phasing is coupled with strong communication and scheduling Cedar Mill Construction will be a solid team member with the willingness to fulfill the needs of upcoming projects.

Design Phase

Cedar Mill Construction intends to utilize experience gained from previous projects to provide different options to the design team and make suggestions that will assist in project continuity and constructability. Efforts will be made to repurpose all materials that are removed in order to increase project sustainability and reduce material costs wherever feasible and desirable to our team. Throughout this process Cedar Mill Construction will provide multiple realistic cost estimates and budgets to assist decision making during the pre-construction collaborative process.

Cost estimates, feasibility and constructability assessments will be provided during the schematic design, the design development and the construction phases of the project. These cost estimates will incorporate various value engineering options that will assist decision making leading to accurate budgeting for this project. The identification of multiple options will allow ingenuity to be the basis for successful design concepts.

When creating cost budgets, it is important to identify any products that have volatile pricing. Many commonly used construction materials have very predictable cost increase intervals and very rarely affect the budgeting of a project that is less than a year in planning and construction duration. In the preconstruction phase we work at identifying any products that may have volatile pricing and forecast any potential cost increases. Preferably we would identify other product options that would be of equal quality and aesthetics to reduce risk in the project budget and reduce the amount of contingency allocated to material cost increases.

The value engineering techniques offered by Cedar Mill Construction will assist in increasing the overall value to the project. By leaning on our hundreds of years of combined construction experience we will come up with creative ideas that provide cost savings and address life cycle concerns. We will use our network of suppliers and subcontractors to identify products that will provide the greatest value.

Construction Phase

While there are some challenges in this project, we will have no issue delivering on this timeline. We can see there might be some challenges with some lead times and making sure subs are timely in their delivery of their services. This starts with a great schedule and great communications. It is our job to make sure that all trades are overlapping smoothly to deliver as seamlessly as possible. This begins with the schedule. Schedule is written with achievable time lines. We take the time to put together a schedule that our team will deliver on. Second is communication. Everyone knowing and committing to the plan will make sure that there are no surprises. Communication is number one priority for Cedar Mill Construction. We understand the importance communication plays in being a general contractor and that to be a successful contractor and deliver consistent top results, we need to strive for perfection in our communication skills and execution at every level. While six months of construction is allocated into the schedule we believe that if the moving scopes can be efficiently coordinated then the overall duration for this work could potentially be reduced down to 4 months.

At the completion of any of our projects we make sure that the maintenance staff and all interested personnel are properly trained on how to care for the newly remodeled facility. Proper maintenance and care will allow for the building to last as long as possible. If there are any warranty items that arise we will respond quickly to resolve them and keep the facility running smoothly. We don't wait for formal requests and stand behind the quality of our work. It just takes a simple phone call for us to be out and look at the concern that our client has.

iii. Project Approach

As outlined in the example projects Cedar Mill Construction is well versed in exceeding expectations for public sector clients and working on high profile critical facilities. We have been providing design consultation, value engineering and cost estimating services for our clients for many years. We look forward to the opportunity to work with another client right in our neighborhood. Our office and shop is located just a mere 4 miles and 10 minutes away from King City. This close proximity will allow for a quick response time to all of the project needs.

The listed projects briefly highlight some of our vast experience in rehabilitation projects and seismic retrofitting. The pre-construction portion of this project will allow us to investigate the structure and will allow us to collaborate with the design team to address any unforeseen conditions to limit potential issues. One of the benefits of a CMGC procurement is the design collaboration and contractor involvement prior to starting the work. Some of the challenges with this type of project will be how the structure was originally built. Another concern is the routing of the mechanical, electrical and plumbing throughout the structure and how they are braced, whether they meet current code and the durability and longevity of the materials used. There are potential structural issues anytime portions of a building are constructed at different times. We intend to address all of these potential concerns during the pre-construction phase of the project.


On rare occasions there are conflicts that arise during a project. We work to resolve conflicts quickly and in a way that is fair for all parties involved. Our approach to problem solving is to primarily attempt to prevent project fires or issues that may arise before they start. This is better than wasting time and resources attempting to extinguish them. Therefore, we strive to identify any potential issues early in the project and in pre-construction to allow sufficient time for problem solving. If issues arise we work on problem identification and isolate the source. Then we strive to establish several ideas and options to remedy the situation by implementing the most effective and practical solution.

There will be several trades on this project that will require hiring subcontractors. The most effective way to ensure the compliance of a subcontractor is to verify their understanding of the project first during the bidding phase to avoid any issues pertaining to the project scope. Then once the project has started communication with all of the subcontractors through providing updated schedules, inviting representatives to the weekly progress meetings and e-mail updates will ensure that everyone is current in their understanding of the project timeline and scope. When there are issues with a subcontractor that is non-performing we will first attempt to assist the subcontractor. If that is ineffective their non-performance is a breach of our contract and we will hire another subcontractor to complete their work to keep the project on time and within the budget.

performance is a breach of our contract and we will hire another subcontractor to complete their work to keep the project on time and within the budget.

G. ADDENDUM ACKNOWLEDGEMENT

Cedar Mill Construction Company, LLC. Acknowledges Addenda 1-5 issued 4/06/2018

Signature, 

Will Turner

Senior Project Manager

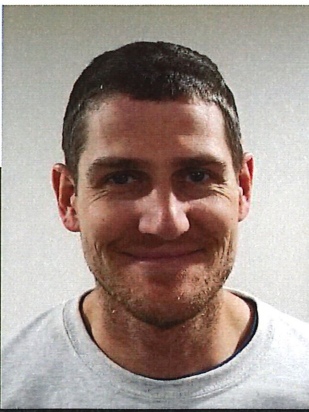
Cedar Mill Construction Company, LLC.

19465 SW 89th Avenue

Tualatin, Oregon 97062

Phone- (503) 885-9370

Fax- (503) 885-9368



Will Turner

Senior Project Manager

Attachment: A



Will is a highly skilled, versatile member of our team. He is honest, dedicated, and thorough. Will has demonstrated the ability to think logically and analyze complex problems quickly. He has excellent written and verbal communication skills, a strong ability to manage and direct and is accustomed to meeting tight deadlines and budgets without compromising quality or customer satisfaction.

Recent Relevant Project Experience:

Oregon Youth Authority – Maclaren Geer Intake

Scope: Renovation of existing building for use as clinic and intake. Window replacement, wall infill, mechanical & electrical construction, special and security upgrades, site work, demolition and hazardous material abatement.

Contract Value: \$1,916,234

Dates: 07/1/2016 – 11/30/2017

Client Representative

Patrick Lindell | Oregon Youth Authority | 503-373-7205

Oregon Youth Authority – Maclaren YCF Grover Cottage

Scope: Architectural, Structural, HVAC, Plumbing and Electrical renovation to an existing one story, 5,500sf juvenile correctional facility located within a secure campus.

Contract Value: \$1,678,600

Dates: 02/11/2016 – 10/23/2016

Client Representative

Mark Connors | Oregon Youth Authority | 503-986-0299

Reynolds School District – Contractor of Record Projects

Scope: Miscellaneous projects: Classroom A/C, Dust Collector System, Bathroom upgrades, lighting, wall repair, grease trap, roof repair, yard shed, flooring replacements, security upgrades, etc.

Contract Value: \$902,697

Dates: 01/01/2015 – 3/31/2016

Client Representative

Bob Collins | Day CPM | 503-434-3650

Metro – Blue Lake Park Restroom Improvements

Scope: Installed 4 new, pre-engineered restroom buildings to replace existing building structures. Included all labor, materials, tools, services and equipment necessary to remove existing facilities, prepare the work site, construct, install and furnish restroom facilities, infrastructure, civil elements and landscaping.

Contract Value: \$1,144,139

Dates: 4/15/2015-3/18/2016

Client Representative

Chris Woo, Metro

503-488-9424

Portland Public Schools – Glencoe Window Replacement

Scope: Removed and replaced all existing windows and associated flashings. Repaired existing walls and sills, to match existing, related to the work and as already deteriorated due to water intrusion.

Contract Value: \$883,914

Dates: 5/14/2015-8/8/2015

Client Representative

Kai Lewars | Portland Public Schools | 503-894-1237

Years as Project Manager: 5

Years at CMCC: 12

Years in Construction: 19

Education / Training:

- Fall Protection
- Lift Training
- CMCC Safety Training
- TriMet Track Access
- CPR
- Powder Activated Guns
- Associate of Applied Science in Construction

Responsibilities

- Prepare Estimates
- Review & Prepare Submittals, Requests for Information and Change Order Requests
- Interface with Owner, Architects, and CMCC Superintendent
- Scheduling
- Value Engineering
- Attend Jobsite & Progress Meetings
- Oversee Sub Contractor & Vendor Contracting & Invoicing



Sergio Estrada

Project Superintendent

Attachment: A



Managing the day-to-day field operations takes a person who possesses the experience, communication skills, leadership qualities and the desire to work as a team and Sergio is that person. His responsibilities will be to assist in the development and implementation of the schedule, coordinate and motivate the subcontractors and force account crews, develop and monitor the safety plan, communicate with the team daily on activities and provide his expertise on all aspects of the projects

Recent Relevant Project Experience:

West Linn/ Wilsonville School District – Trillium Primary School Roof Enclosure

Scope: Convert 2/EA exterior patios and enclose them into classrooms. Work included demolition, soffit framing, structural wood framing, flooring cement siding, structural steel, roofing, drywall, painting, storefront & M/E/P.

Contract Value: \$728,240

Dates: 06/26/2017 – 08/27/2017

Client Representative

Bob Teters | West Linn - Wilsonville School District | 503-724-0883

Oregon Youth Authority – Maclaren YCF Grover Cottage

Scope: Architectural, Structural, HVAC, Plumbing and Electrical renovation to an existing one story, 5,500sf juvenile correctional facility located within a secure campus.

Contract Value: \$1,678,600

Dates: 02/11/2016 – 10/23/2016

Client Representative

Mark Connors | Oregon Youth Authority | 503-986-0299

Chemeketa Community College – Building 4, Phase 5

Scope: This phase of the remodel project consisted of remodeling the Automotive Department Labs, Electronics Department second floor lab, a general purpose classroom, and new restrooms on both floors.

Contract Value: \$1,544,639

Dates: 04/13/2015 – 09/25/2015

Client Representative

Rory Alvarez | Chemeketa Community College | 503-399-2594

Reynolds School District – Edgefield Campus G & H TI

Scope: Convert the two buildings of approximately 4,115 square feet each to evaluation rooms, training rooms and office space to support the school districts job training, life skills and employment skills program for individuals with special needs. The contract scope of work included without limitation construction, demolition, renovation hazardous materials removal, and site work.

Contract Value: \$725,556

Dates: 03/13/2014 – 06/27/2014

Client Representative

Mark Connors | Oregon Youth Authority | 503-986-0299

Oregon Youth Authority – Maclaren YCF Grover Cottage

Scope: Architectural, Structural, HVAC, Plumbing and Electrical renovation to an existing one story, 5,500sf juvenile correctional facility located within a secure campus.

Contract Value: \$1,678,600

Dates: 02/11/2016 – 10/23/2016

Client Representative

Mark Connors | Oregon Youth Authority | 503-986-0299

Years as Project Superintendent: 12

Years at CMCC: 12

Years in Construction: 25

Largest Number of Employees Supervised: 20

Education / Training:

- Fall Protection
- Lift Training
- CMCC Safety Training
- CPR
- Powder Activated Guns

Responsibilities:

- Manage / Coordinate Subcontractors
- Manage force account crew
- Scheduling
- Site Safety
- Deliveries
- Constructability
- Quality Control



Jamie Olson

Project Manager/ Estimator

Attachment: A



Jamie is a highly skilled project manager who utilizes his training and experience as a Journeyman Carpenter to perceive project conflicts before they arise. His field experience is seen in his ability to effectively communicate with other trades onsite and with our clients and their needs. He is proficient at promptly processing project documents and is accustomed to meeting tight deadlines and budgetary constraints. He is fair, honest and is dedicated to delivering a project with a high standard of quality that is guaranteed to satisfy his customers.

Recent Relevant Project Experience:

Chemeketa Community College – Building 4, Phase 5

Scope: This phase of the remodel project consisted of remodeling the Automotive Department Labs, Electronics Department second floor lab, a general purpose classroom, and new restrooms on both floors.

Contract Value: \$1,544,639

Dates: 04/13/2015 – 09/25/2015

Client Representative

Rory Alvarez | Chemeketa Community College | 503-399-2594

Camas School District Plan Base Learning Middle School Mods

Scope: Tenant improvements to middle school modular classrooms. This included structural upgrades, bracing frames, enclose server racks with 1hour fire rated walls, replace interior finishes. This included plumbing, electrical, low voltage electrical for card readers and security cameras. Relocate fire alarm, annunciator panel to lobby.

Contract Value: \$788,380

Dates: 06/28/2016 – 03/09/2017

Client Representative

Cathy Carlson | Camas School District No. 117 | 360-833-5832

City of Salem Library Reading Room

Scope: Remodel of the existing periodical room, stacks are into al new periodical reading room on the main floor or the City of Salem Library. Involving Demo, enclosure of stairs, custom shelving, new ceiling, lighting and flooring. Also included HVAC, fire alarm, sprinkler and electrical modifications.

Contract Value: \$308,248

Dates: 01/26/2017 – 07/19/2017

Client Representative

Bob Miller | City of Salem | 503-930-1746

West Linn/ Wilsonville School District Rosemont Ridge School/Paint

Scope: Demo and dispose base cove and benches. Remove and reinstall specialties from walls. Patch, prime and paint walls, ceilings, doors, and frames. Construct new benches. Supply and install hardwood over wood panels and kick plates for doors.

Contract Value: \$153,500

Dates: 02/24/2017 – 09/25/2017

Client Representative

Pat McGough | West Linn/ Wilsonville School District | 503-673-7979

Years at CMCC: 9

Years in Construction: 10

Education / Training:

- Fall Protection
- Lift Training
- CMCC Safety Training
- CPR
- NW College of Construction, Journeyman Carpenter

Responsibilities:

- Prepare Estimates
- Review & prepare submittals, Requests for Information and Change Order Requests
- Interface with Owner, Architects, and CMCC Superintendents
- Scheduling
- Value Engineering
- Attend jobsites & progress meetings
- Oversee subcontractor & vendor contracting & invoicing



Jesse Vail

Project Manager

Attachment: A



Jesse is a thorough, dedicated, and skilled estimator and project manager. He understands the importance of effective communication and team building. By utilizing his strong attention to detail and an eye for quality, he has shown an ability to lead effectively. He works at efficiently processing project documentation and is proficient at scheduling and the associated software. His core values are centered on honesty and integrity and works industriously towards customer satisfaction.

Recent Relevant Project Experience:

Years as Project Manager: 6

Years at CMCC: 7

Years in Construction: 13

Education / Training:

- Fall Protection
- Lift Training
- CMCC Safety Training
- CPR
- Bachelor of Science Degree- Oregon State University Construction Engineering Management (CEM)

Responsibilities

- Prepare Estimates
- Review & Prepare Submittals, Requests for Information and Change Order Requests
- Interface with Owner, Architects, and CMCC Superintendent
- Scheduling
- Value Engineering
- Attend Jobsite & Progress Meetings
- Pre Construction Services
- Oversee Sub Contractor & Vendor Contracting & Invoicing

West Linn Wilsonville School District – Trillium Primary School Roof Enclosure

Scope: Convert 2/EA exterior patios and enclose them into classrooms. Work included demolition, soffit framing, structural wood framing, flooring, cement siding, structural steel, roofing, drywall, painting, storefront & M/E/P.

Contract Value: \$728,240 Dates: 06/26/2017 – 08/27/2017

Client Representative

Bob Teters, West Linn Wilsonville School District
503-724-0883

Forest Grove School District – Cornelius Elementary Roof

Scope: Replace the existing roof system covering ten separate roof areas at Cornelius Elementary School. Removal of approximately 19,600sf of existing roof systems and related flashings. Installation of 2-ply SBS modified bitumen and asphalt shingle roof systems, rigid insulation and sheet metal flashings and trim, installation of rough carpentry and wood framing for perimeter edge modifications and structural repairs, modifications to existing EIFS cladding, raising of curb mounted mechanical units with relocation and installation of associated duct work and utility lines.

Contract Value: \$429,056 Dates: 6/17/2015 – 8/21/2015

Client Representative

Billy Goldsmith, Forest Grove School District
503-536-5483

Sheridan School District – 2015 High School Improvements

Scope: Replacement of Domestic Water lines in majority of building including new connection at water meter with new Back Flow prevention vault, upgrades to heating system, bathroom remodel, school wide window replacement, addition of air conditioning to computer labs and server room and Wood Shop Dust Collection system upgrades.

Contract Value: \$1,131,789 Dates: 04/15/2015 – 8/28/2015

Client Representative

Bob Collins, Day CPM
503-434-3650

City of Gresham – Nadaka Neighborhood Park

Scope: Complete park construction project including mass excavation & grading, sanitary connection for future restroom, fire line & hydrant, plumbing for hand pump, site electrical & street light, 11,000 SF of pervious concrete pavement, totem pole installation (from onsite timber), picnic shelter, tables, benches, bike racks and decomposed granite paving.

Contract Value: \$438,912 Dates: 7/29/2014 – 01/09/2015

Client Representative

Mike Green, City of Gresham 503-618-2492

EMS Week Proclamation

To designate the Week of May _____ - _____ 2018, as Emergency Medical Services Week

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, I Mayor Ken Gibson, in recognition of this event do hereby proclaim the week of May _____ - _____ 2018, as

EMERGENCY MEDICAL SERVICES WEEK

With the theme, EMS: One Mission One Team, I encourage the community to observe this week with appropriate programs, ceremonies and activities.

Mayor Ken Gibson

Attest:

Ronnie Smith – City Recorder



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PROCLAMATION

Whereas, the Congress and the President of the United States have designated May 15 as Peace Officer's Memorial Day, and the week in which May 15 falls as National Police week; and

Whereas, the members of the police department of King City, Oregon play an essential role in safeguarding the rights and freedoms of the citizens of King City; and

Whereas, it is essential that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of the members of the King City Police Department, and that members of the King City police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the rights and dignity of all citizens.

Whereas, the members of the King City Police Department unceasingly provide a vital public service;

Now, therefore, I the Mayor of King City, Oregon call upon all citizens of King City and upon all professional, civic and educational organizations to observe the week of May 13-19, 2018 as Police Officer Memorial Week. A week that all our citizens may join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities, have rendered dedicated service to their communities and in doing so have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of King City, Oregon to observe May 15, 2018 as Police Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their communities or have become disable in the performance of their duty, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of King City to be affixed on this ____ day of May 2018.

Mayor Ken Gibson

ATTEST:

Ronnie L. Smith – City Recorder