



AGENDA

**MOLALLA CITY COUNCIL MEETING
July 27, 2022
7:00 PM
Molalla Civic Center
315 Kennel Ave, Molalla, OR 97038**

Mayor Scott Keyser

*Council President Jody Newland
Councilor Elizabeth Klein
Councilor Terry Shankle*

*Councilor Leota Childress
Councilor Crystal Robles
Councilor Eric Vermillion*

WORK SESSION begins at 6:00pm: Open to the Public, but not open to Public Comment or Testimony

REGULAR COUNCIL MEETING begins at 7:00pm: Open to the Public and open to Public Comment or Testimony. Please fill out a comment card and submit it to the City Recorder, prior to the beginning of the meeting.

*In accordance with House Bill 2560, the City of Molalla adheres to the following practices:
Live-streaming of the Molalla City Council Meetings are available on Facebook at “Molalla City Council Meetings – LIVE” and “Molalla City Council Meetings” on YouTube.
Citizens can submit Public Comment in the following ways: attend the meeting, email the City Recorder @ recorder@cityofmolalla.com by 4:00pm on the day of the meeting, or drop it off at City Hall, 117 N. Molalla Avenue.*

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- A. Budget Committee Meeting Minutes – May 18, 2022.....Pg. 3
- B. MURA Budget Meeting Minutes – May 18, 2022.....Pg. 5
- C. City Council & Planning Commission Joint Meeting Minutes – November 17, 2021.....Pg. 7

4. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Swearing-In of Sergeant LaPointe
- B. Swearing-In of Officer DeLuna
- C. Commendation of Agency Officers
- D. New Police Facility Update

5. PUBLIC COMMENT & WRITTEN COMMUNICATIONS

(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)

6. PUBLIC HEARINGS

- A. CM/GC (Construction Manager/General Contractor) Draft Findings of Fact.....Pg. 9

7. ORDINANCES AND RESOLUTIONS

- A. Resolution 2022-14: Granting Exemption from Competitive Bidding for Construction of the New Molalla Police Facility.....Pg. 23
- B. Ordinance No. 2022-03: Declaring a Ban on Psilocybin Service Centers and the Manufacture of Psilocybin Products.....Pg. 26

8. GENERAL BUSINESS

A. Architect Selection – New Policy Facility.....Pg. 31

9. STAFF COMMUNICATION

10. COUNCIL COMMUNICATION

11. ADJOURN



Minutes of the City of Molalla Budget Committee

Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038
May 18, 2022

1. CALL TO ORDER AND FLAG SALUTE

The Molalla Urban Renewal Agency Budget Meeting was called to order by Agency Director, Dan Huff at 6:30pm.

2. ROLL CALL

MEMBER ATTENDANCE:

Member Scott Keyser – Present
Member Elizabeth Klein – Absent
Member Leota Childress – Present
Member Terry Shankle – Present
Member Jody Newland - Present
Member Crystal Robles – Present
Member Eric Vermillion – Present

BUDGET COMMITTEE ATTENDANCE:

Member Glen Boreth - Present
Member Rory Cramer - Present
Member Robert Thompson - Present
Member Lisa Haffey - Present
Member Juan Aguilar - Present
Member Ashly Hansen - Present
Member Levi Davis - Present

STAFF IN ATTENDANCE

Dan Huff, Agency Director; Christie Teets, City Recorder; Cindy Chauran, Senior Accountant; Chaunee Seifried, Finance Director; Chris Long, Police Chief; Mac Corthell, Community Development Director; Andy Peters, Public Works Division Manager.

3. PRESENTATIONS, PROCLAMATIONS, AND CEREMONIES

A. Elections of Agency Budget Committee Chair and Vice-Chair

Director Huff explained to Agency Members that before continuing with the agenda, a Chair and co-Chair would need to be elected/appointed.

A motion was made by Agency Member Keyser to appoint Agency Member Boreth as the MURA Budget Committee Chair, seconded by Agency Member Cramer. Vote passed 13-0, with all Agency Members voting Aye.

A motion was made by Agency Member Keyser to appoint Agency Member Cramer as the MURA Budget Committee co-Chair, seconded by Agency Member Boreth. Vote passed 13-0, with all Agency Members voting Aye.

4. APPROVAL OF THE AGENDA

Approved as presented.

5. BUDGET MESSAGE PRESENTATION

A. Presentation by Agency Director (Huff)

Agency Director Huff presented the Budget message to Agency Members.

6. PUBLIC COMMENT

None.

7. REVIEW AND DELIBERATION ON FISCAL YEAR BUDGET

- A. Proposed FY 2022-2023 Budget Document

8. POSSIBLE BUDGET COMMITTEE MOTION

- A. Confirm meeting date for **continued** deliberations (if necessary)

Not needed.

- B. Move to accept the proposed Budget (or as amended) and recommend its adoption to the City Council

A motion was made by Agency Member Keyser to recommend Budget adoption to City Council, seconded by Agency Member Vermillion. Vote passed 13-0, with all Agency Members voting Aye.

- C. Move to approve a rate of ad valorem property taxes to be certified for collection. (City of Molalla’s current rate is \$5.0358)

A motion was made by Agency Member Thompson to approve a rate of \$5.0358 ad valorem property taxes, seconded by Agency Member Newland. Vote passed 13-0, with all Agency Members voting Aye.

[For the complete video account of the MURA Budget Committee Meeting, please go to YouTube “City of Molalla Budget Committee Meeting – May 18, 2022”](#)

9. CONTINUE/ADJOURN MEETING

Agency Chair Boreth adjourned the meeting at 9:07pm.

Dan Huff, Agency Director

Date

ATTEST: _____
Christie Teets, City Recorder



Minutes of the Molalla Urban Renewal Agency Budget Meeting

Molalla Adult Community Center
315 Kennel Ave., Molalla, OR 97038
May 18, 2022

1. CALL TO ORDER AND FLAG SALUTE

The Molalla Urban Renewal Agency Budget Meeting was called to order by Agency Director, Dan Huff at 8:46pm.

2. ROLL CALL

MEMBER ATTENDANCE:

Member Scott Keyser – Present
Member Elizabeth Klein – Absent
Member Leota Childress – Present
Member Terry Shankle – Present
Member Jody Newland - Present
Member Crystal Robles – Present
Member Eric Vermillion – Present

BUDGET COMMITTEE ATTENDANCE:

Member Glen Boreth - Present
Member Rory Cramer - Present
Member Robert Thompson - Present
Member Lisa Haffey - Present
Member Juan Aguilar - Present
Member Ashly Hansen - Present
Member Levi Davis - Present

STAFF IN ATTENDANCE

Dan Huff, Agency Director; Christie Teets, City Recorder; Cindy Chauran, Senior Accountant; Chaunee Seifried, Finance Director; Chris Long, Police Chief; Mac Corthell, Community Development Director; Andy Peters, Public Works Division Manager.

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None.

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[For the complete video account of the MURA Budget Committee Meeting, please go to YouTube “Molalla City Council Meetings MURA – May 18, 2022”](#)

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Dan Huff, Agency Director

Date

ATTEST: _____
Christie Teets, City Recorder



Minutes of the Molalla Joint City Council and Planning Commission

Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038
November 17, 2021

*There were no decisions made at this meeting.
It was treated as a Work Session between the City Council and Planning Commission.*

CALL TO ORDER

Mayor Scott Keyser called the City of Molalla Joint City Council and Planning Commission meeting to order at 6:30pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Elizabeth Klein, Councilor Leota Childress, Councilor Terry Shankle, Councilor Crystal Robles, and Councilor Eric Vermillion.

PLANNING COMMISSION ATTENDANCE

Present: Planning Commission Chair Rae Botsford, Commissioner Doug Eaglebear, Commissioner Jake Giberson, Commissioner Jennifer Satter, Commissioner Connie Farrens, Commissioner Rick Deaton.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder, Mac Corthell, Community Development Director; Dan Zinder, Senior Planner; Julie Larson, Planning Specialist; Chad Jacobs, City Attorney.

DISCUSSION ITEMS

- A. Define Roles of:
 1. City Council
 2. Planning Commission
 3. Administration/Staff
- B. Conflict of Interest
- C. State vs. Local Law
- D. Lifecycle & Involvement of Type I, II, III, and IV Applications

City Attorney, Chad Jacobs, spoke to Council and Commissioners regarding the roles of the Council, Commission, and Staff. Mr. Jacobs explained that Council is the policy making body, that has the final decision of a subject. The Planning Commission has an advisory role, however do not make rules. City staff is responsible for day to day operations and administrative work.

Mr. Jacobs then described the Lifecycle & Involvement of Type I, II, III and IV applications. He provided a flow chart to members, explaining the process for each Type. (Please refer to the packet for a copy of these items.)

Mr. Jacobs explained that Conflict of Interest related to Land Use is broken down into three separate areas. They are Ex Parte Contacts, Conflict of Interest, and Bias.

Conflict of Interest are broken down to actual conflict or potential conflict. Mr. Jacob's explained that actual conflict is something that 'would' benefit a councilor/commissioner. Potential conflict is one that 'could' create a conflict. He shared the proper method of claiming conflict of interest is to remove oneself completely from the dais. He also instructed council/commissioners the proper way to announce a potential conflict. He explained that one would need to make a disclosure at every meeting, not just the first meeting being held regarding an issue.

Conflict of Interest is also present when one uses their official position for personal gain. This primarily becomes apparent in the use of City equipment, whether through use of a backhoe, copy machine, or other city owned items. Mr. Jacobs reminded elected and appointed officials that they may not accept a gift in value of more than \$50.

Bias is described as “a decision maker substantially impairs a party’s ability to receive a full and fair hearing”. Bias can be an actual bias, in the form of personal bias or prejudice, or an appearance of bias, when a decision maker is called into question. Mr. Jacobs explained the importance of disclosure again, stating that is better to over disclose than under disclose.

Commissioner Farrens asked about living in a small town and having council/commission members being at the same restaurant for dinner, or them having dinner together. Mr. Jacobs stated that it was not best practice, and to use caution when doing so. He also stated that if multiple council/commission members were at an event together, it would be important for them to spread apart, and not all sit together.

Discussion continued regarding conflict of interest and bias, between council/commission, and the City Attorney.

[For the complete video account of the City Council Meeting, please go to YouTube
“Molalla City Council Meetings – November 17, 2021”](#)

ADJOURN

Mayor Keyser adjourned the meeting at 7:56pm.

Scott Keyser, Mayor

Date

ATTEST:

Christie Teets, City Recorder



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Public Hearing

Agenda Date: July 27, 2022

From: Joshua Dodson, Project
Manager, OTAK
Approved by: Dan Huff, City Manager

SUBJECT: Public Hearing for Alternate Method of Contracting Related to the Construction of the New Molalla Police Facility

FISCAL IMPACT:

RECOMMENDATION/RECOMMEND MOTION: Conduct Public Hearing, followed by a Resolution

BACKGROUND:

A Public Hearing will take place at this meeting. Council can adopt the findings or modify based upon any public comment.

The City and OTAK are seeking authorization from Council to utilize CM/GC as an alternate method of contracting based upon the Findings.

Posting requirements have been met. Molalla PD CM/GC Draft Findings of Fact has been open to the public for several weeks.

**FINDINGS OF FACT
FOR EXEMPTION FROM COMPETITIVE BIDDING AND
USE OF THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CM/GC)
METHOD OF CONTRACTING FOR THE CITY OF MOLALLA NEW POLICE
FACILITY**

1. General

ORS 279C.335(2) allows a local contract review board to exempt contracts from traditional competitive bidding requirements upon approval of findings of fact showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition and that the process will result in substantial and significant cost savings to the City. The City of Molalla (“City”), through its Council, acts as the Local Contract Review Board (“LCRB”) for the City.

ORS 279C.400 – ORS 279C.410 describe the Request for Proposals method of solicitation as an alternative to traditional competitive bidding. Pursuant to ORS 279C.410(8), a public Agency using the Request for Proposals method may award a contract to the responsible proposer “whose proposal is determined in writing to be the most advantageous to the contracting agency based on the evaluation factors set forth in the request for proposals and, when applicable, the outcome of any negotiations authorized by the request for proposals.”

ORS 279C.330 defines “Findings” and identifies specific information to be provided as a part of the City justification. Under ORS 279C.335(5) a public hearing must be held before the findings are adopted, allowing an opportunity for the City Council to receive comments on the draft findings for exemption from the competitive bidding requirement.

PURPOSE OF THESE FINDINGS: The City will hold a public hearing as required by ORS 279C.335 and make the following findings with respect to the issue of whether the City of Molalla’s New Police Facility (“Project”), as defined herein, should be exempt from competitive bidding. The City seeks to utilize the Construction Manager / General Contractor (“CM/GC”) alternative method of contracting for the Project. The Findings of Facts apply to the CM/GC method of public improvement Project described below, in accordance with ORS 279C.335(2).

2. Background

About the City of Molalla

CITY HISTORY

Long before the first settlers began arriving, the area was populated by the Molalla Indian Tribe. As settlers arrived, the community grew around the crossing of two Indian trails. Descendants of the Molalla tribe are now part of the Grande Ronde Confederated Tribes in western Oregon. Efforts of the City of Molalla and Molalla River School District in conjunction with tribal efforts hopefully will bring a Tribal presence back to the Molalla area. Seeking fertile soils, ample water and rich grasses, pioneers were attracted to the Willamette Valley. William Russell filed the first

land claim in the area in 1840. In 1850, a post office was opened, and the community started to grow. By 1856, the first schools were operating, and the town had become a thriving timber, agricultural, and trade center. The year 1857 brought the first general store.

The year 1913 was a year of "firsts" for Molalla. It welcomed the first steam train, the first Molalla Buckeroo Rodeo, the first bank, the first locally published weekly newspaper, and the incorporation of the City. Over the years, lumber production became the community's largest commodity. At one point, five sawmills operated in Molalla. Timber remained the mainstay of the community's economy until the 1980's.

CITY MISSION

The City of Molalla strives to deliver cost-effective, quality municipal services, protect public health and safety, encourage public involvement in civic affairs, promote a diversified economy and community livability, safeguard the environment, and provide family-oriented recreational opportunities.

FORM OF GOVERNMENT

The City of Molalla is a full-service municipal corporation which operates under a council/manager form of government. The elected city council sets policies for city government, enacts ordinances, and hires, directs, and evaluates the City Manager. In turn, the City Manager is responsible for overall management and administration. The Molalla City Council meets the second and fourth Wednesday of each month at the Molalla Adult Center. The City Council consists of the Mayor and six councilors who act as the board of directors for the City of Molalla. Municipal services are provided by a staff of 46.7 full time employees under the direction of the City Manager. The City operates its own police department, municipal court, water, wastewater, storm water utilities, street operations, planning and engineering services, and the library.

POPULATION

The city's population has grown steadily. The 1960 census set the population at 1501 residents and by 1970 Molalla had grown to more than 2000 residents. The city's population has continued to grow each year. Currently the city's population is an estimated 9,885.

About the Molalla Police Department

The Molalla City Council has created a Police Facility Community Program Committee to serve as the Citizen Advisory Committee for a new Molalla Police Facility. This page will allow you to stay informed as the Committee considers various portions of the project. There may also be a request for survey responses and other input as the project moves along.

The Molalla Police Department and City Hall have shared the same building since early 1970's when the population of Molalla was approximately 2,000. Today's population is a little over 10,000 people, and the corresponding increase in staffing both in the PD and City Hall combined

with additional space required for property and evidence has caused the building to burst at the seams. With these facts in mind, the City Council set "a new police facility" as its top goal entering Fiscal Year 2021-2022. The Police Department Facility is part of the Molalla Vision & Action Plan. While the work will not be completed in one year, naming this a priority goal effectively sets the ball in motion.

About the New Police Facility

The City is seeking to obtain the services of a CM/GC firm to lead the construction of a new Molalla Police Facility located on the current bowling alley facility located along Grange Avenue.

The current Police Facility, formerly the fire department, was renovated to become the City Hall/Police Department. It was built prior to 1950 and has approximately 2,300 SF of work/office space.

A new facility is being planned to accommodate current needs. The anticipated workspace needed would be two story and approximately 17,500 SF but subject to change based on programming assessments. A project budget of approximately \$15M- \$20M range is being planned for the project, however, this is subject to refinement during programming of the project and updated market pricing for final scope and budget needs of the project.

THE CM/GC ALTERNATIVE CONTRACTING METHOD

The CM/GC alternative contracting process is authorized for procurement of construction services under ORS 279C.337 provided that the City Council, acting as the Local Contract Review Board, approves an exemption from the competitive bidding requirements. Under the CM/GC contracting method:

- The contractor is solicited prior to completion of the design phase pursuant to a competitive request for proposals ("RFP") process, where selection is based upon evaluation of factors relating to the experience and expertise of the contractor rather than low bid.
- The contractor works with the owner and architect to develop a phased design with the goals of improved constructability and value engineering, which results in fewer change orders and the ability to expedite the construction schedule. Under the standard design/bid/build method, the design is completed before the project is bid and the contractor is brought on board through a competitive bid process.
- At the end of the design phase(s), the owner and contractor negotiate and agree on a) the guaranteed maximum price per phase ("GMP"); and b) the construction schedule for the overall construction phase of the project.
- Generally, execution of the GMP Amendment starts the construction phase of the project.

- Early work, such as site demolition, abatement, bowling alley demolition and new building preparation can occur prior to completion of the design phase under an Early Work Amendment, which also helps to expedite the construction schedule as compared to the standard design/bid/build method.

CM/GC is the commonly used alternative contracting method by local governments for larger, complex projects such as the new Molalla Police Facility.

FINDINGS OF FACT

SUMMARY FINDINGS

Use of the CM/GC process for the “Project” complies with the criteria outlined in ORS 279C.335(2) :

1. It is unlikely the exemption will encourage favoritism or substantially diminish competition. ORS 279C.335(2)(a). The proposed selection process will be fair and open to all interested proposers as established by the findings below.
2. The exemption will result in significant cost savings to the City. ORS 279C.335(2)(b). The City has found several areas in which substantial/significant cost savings to the City will be achieved. Also, value will be added to the Project that could not otherwise be obtained.
3. The project has significant schedule ramifications due to the current police facility conditions, such that concurrent design and construction are necessary in order to meet critical deadlines with city safety and police operations and need for a shortened overall duration of construction. The City has determined that granting the exemption and using the CM/GC method will likely shorten the construction timeline and the earlier completion will increase the likelihood of City compliance with meeting city safety needs expenditure guidelines with fundings sources and provide the highest level opportunities for policing operations.
4. The project presents significant technical complexities that are best addressed by a collaborative or team effort between the City, design professionals and contractor, in which the contractor will assist in addressing specific project challenges through pre-construction services. This project has unique technical complexities including, without limitation, a) complexities of constructing a police facility; b) a known high water table environment; c) a need for expertise and understanding of police systems and facility needs necessary to build structures, including environmental hazmat removal of existing bowling alley facility structures, site work and civil construction within the high water table environment; and d) a need for complex, potential phasing, for concurrent design, and construction. The City has determined a) this Project will require strategic planning, complicated scheduling, critical coordination of construction, concurrent design and construction, and target value design; and b) the traditional design-bid-build process will not address the complexities demanded by this project, because there is a high risk of

increased change orders and schedule impacts for a project of this size and complexity, and the City will likely incur significant costs associated with any Project delay.

SPECIFIC FINDINGS which substantiate the summary findings are presented below. Items in quotation marks are direct quotations from the referenced ORS sections, where applicable.

- a) ORS 279C.335(2)(a): “The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts.” “Exemption from competitive bidding may be granted if the exemption is not likely to encourage favoritism in public contracts or substantially diminish competition.”

The CM/GC will be selected through a competitive selection process in accordance with the Request for Proposal (RFP) procedures authorized by the City. Therefore, it is unlikely that the awarding of the construction contract for the Project will encourage favoritism or substantially diminish competition. This finding is supported by the following:

A. SOLICITATION PROCESS: Pursuant to ORS 279C.360, the CM/GC solicitation will be advertised in a locally circulated Tribune paper, in the Oregon Daily Journal of Commerce, and on the City of Molalla website, the Molalla Current Police Facility page and public solicitation page.

B. FULL DISCLOSURE: To ensure full disclosure of all information, the Request for Proposals solicitation package will meet the RFP requirements to include, without limitation:

- a. Detailed Description of the Project
- b. Contractual Terms and Conditions, including identifying terms that are negotiable
- c. Selection Process
- d. Evaluation and Selection Criteria
- e. Role of Evaluation Committee
- f. Provisions for Comments and Responses to Questions
- g. Complaint and Protest Process and Remedies Available

C. COMPETITION: As outlined below, the City will follow processes which maintain competition in the procurement of a CM/GC.

- a. The City anticipates that competition for this contract will be similar to that experienced in other Projects of this type. The competition will remain open to all qualifying proposers.
- b. The evaluation and solicitation process employed will be open and impartial. Selection will be made on the basis of final proposal scores derived from price and other factors, which expand the bases of competition beyond price alone to include, without limitation, experience, quality, innovation factors, management

capability, team availability, knowledge of local construction industry and police facilities, approach, team experience and cohesion, prior performance, financial wherewithal, references, warranty provisions, and similar factors.

- c. The competitive process used to award subcontracts for all competitively bid construction work will be specified in the CM/GC contract and will be monitored by the City. The City may designate in the contract the proposed percentage of construction work that must be subcontracted, and which may not be self-performed by the selected CM/GC contractor.

D. SELECTION PROCESS: Other highlights of the selection process will include:

- a. A pre-proposal vendor meeting may be held if it is determined appropriate by the City in order to provide answers to any questions that may arise during the selection process. This conference will be open to all interested parties. During this pre-proposal conference, as well as an opportunity before the close of the solicitation, interested parties will be able to ask questions, request clarifications and suggest changes in the solicitation documents if such parties believe that the terms and conditions of the solicitation are unclear, inconsistent with industry standards, or unfair and unnecessarily restrictive of competition.
- b. The evaluation process will determine whether a proposal meets the screening requirements of the RFP, and to what extent. The following process will be used (subject to minor deviations and refinements as determined by City):
 - Proposals will be evaluated for completeness and compliance with the screening requirements of the RFP. Those proposals that are materially incomplete or non-responsive will be rejected.
 - Proposals considered complete and responsive will be evaluated to determine if they meet and comply with the qualifying criteria of the RFP. If a proposal is unclear, the proposer may be asked to provide written clarification. Those proposals not meeting all requirements may be rejected, although minor deficiencies in proposals may, in the discretion of the City, be waived.
 - Proposals will be independently scored by the voting members of an Evaluation Committee appointed by the City Manager. Scores will then be combined and assigned to each proposal.
 - The Evaluation Committee will convene to select from the highest-scoring proposers, a finalist(s) for formal interviews if more than one firm submits and they are within the competitive range. Selection points will be assigned to the interviews if it is determined to move on to interviews.
 - The Evaluation Committee may conduct the interviews.
 - The Evaluation Committee may use the interview to confirm the scoring of

the proposal and to clarify any questions. Based upon the revised scoring, the Evaluation Committee will rank the proposers, and provide an award recommendation.

- The City will negotiate a contract with the top-ranked firm. If an agreement cannot be reached, the City will have the option to enter into an agreement with the second-ranked firm, and so forth.
- c. Competing proposers will be notified in writing of the selection of the apparent successful proposal and will be given seven (7) calendar days after receipt of the notice to review the RFP file and evaluation report at the City Office. Any questions, concerns, or protests about the selection process will be subject to the requirements of OAR 137-049-0450, must be in writing, and must be delivered to the City within ten (10) calendar days after the date of the selection notice. No protest of the award selection shall be considered after this time period.
- d. The contract achieved through this process will require the selected CM/GC to use an open, competitive selection process to bid all components of the job. The CM/GC's general conditions and fee makes up 10-15% of the total cost and will be evaluated as one of the scoring criteria. General Conditions, which include supervision, insurance, and mobilization, should be within the industry standard range of approximately 8-11%. The CM/GC's fee should be within the industry standard range of 3-5%. Since these amounts will be scored as part of the competitive RFP process, the entire dollar value of the Project will be awarded through open competitive processes, at either the general contractor or subcontractor level.
- b) **ORS 279C.335(2)(b)** "Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the contracting agency that seeks the exemption. In approving a finding under this paragraph, the local contract review board shall consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract or class of public improvement contracts, the following [factors (see below)]."

A CM/GC contract may be authorized if early contractor input during the design process is expected to contribute to significant cost savings. Value engineering, building systems analysis, life cycle costing analysis and construction planning may be considered that lead to cost savings. Any special factors influencing this analysis should be considered, including high rates of inflation, market uncertainty due to material and labor fluctuations or scarcities, and the need for specialized construction expertise due to technical challenges of a police facility.

FINDING: The awarding of construction contract(s) for the Project using the CM/GC method will likely result in substantial and significant cost savings to the City. This finding is supported by the following information required by ORS

279C.335(2)(b), ORS 279C.330.

A. ORS 279C.335(2)(b)(A): “How many persons are available to bid;”

Based on previous experience in the State, a typical CM/GS RFP of this size and complexity will result in roughly 2-4 interested proposers. The actual number of proposals received may be lower or higher, but a minimum of 2 proposals are anticipated.

B. ORS 279C.335(2)(b)(B): “The construction budget and the projected operating costs for the completed public improvement;”

- a. **BUDGET:** The City has a fixed budget available for the Project that cannot be exceeded. The completion date cannot be exceeded. Early reliable pricing provided by the CM/GC or other alternatively contracted contractor during the design phase will minimize the potential for time delays due to later discovery of higher-than-anticipated costs and consequent changes of direction.
- b. **LONG TERM COSTS:** The Project will require expertise regarding the constructability and long-term cost/benefit analysis of innovative design. That knowledge is best obtained directly from the construction industry. Many decisions will be required during the design process that will encompass immediate feedback on constructability and pricing. Under the traditional design-bid-build process, there is a high risk of increased change orders and schedule impacts for Project of this size and complexity. Since there are significant costs associated with delay, time is of the essence. The CM/GC process will assist in providing a scope of work and constructible design that best meet the requirements of the Project with significantly lower risk to the Project’ costs. Involving the CM/GC during design will allow Project risks to be addressed early and teamwork between the City, the design consultant, and the construction contractor (CM/GC) to minimize those risks.
- c. **FEWER CHANGE ORDERS:** When the CM/GC participates in the design process, fewer change orders occur during project construction. This is due to the CM/GC’s better understanding of the owner’s needs and the architect’s design intent. As a result, the Project is more likely to be completed on time and within budget. In addition, fewer change orders reduce the administrative costs of project management for both the City and the contractor.
- d. **GMP CHANGE ORDERS COST LESS:** The fewer CM/GC change orders discussed above will be processed at a lower cost under the GMP. The design-bid-build method typically results in the contractor charging 15% markup on construction change orders. The GMP method applies lower predetermined markups. The experience of the industry has been that the markup is in the range of 3-5%.
- e. **SAVINGS:** Under the GMP method the City would typically enjoy the full savings, if actual costs are below the GMP, but given the complexities of this project, the City may elect in the RFP solicitation to incentivize early completion

and/or Project savings.

- f. **CONTRACTOR'S FEE IS LESS:** Contracts with CM/GC's are designed to create a better working relationship with the contractor. As a consequence, the overhead and profit fee is generally in the 3-5% range, and the contractors indicate this is slightly lower than the fee anticipated on similar design-bid-build contracts.
- g. **FUNDING SOURCE:** The City is currently seeking funding for the Project from various funding sources such as the sale of general obligation bonds, urban renewal funding and other funding sources providing funds of approx. \$16 Million.

C. ORS 279C.335(2)(b)(C): "Public benefits that may result from granting the exemption;"

- a. **TIME SAVINGS:** Use of CM/GC as an alternative contracting method will allow construction work to commence relatively rapidly on some portions of the work while design continues on the remaining portions. This will shorten the overall duration of the construction and provide for completion of the Project by the due date. It is critical for this Project to maintain both the schedule and budget of this Project, to fully evaluate and understand the coordination of the City personnel and their facilities, and to have construction work proceeding throughout the schedule, with all necessary care given to the safety security of the City's personnel and the general public.
- b. **COST SAVINGS** The Project will benefit from the active involvement of a CM/GC contractor or other alternative contracting method during the design process in the following ways:
 - The contractor's input regarding the constructability and cost-effectiveness of various alternatives will guide the design toward the most economic choices.
 - Consideration of the specific equipment available to the contractor will allow the designer to implement solutions that utilize the capacity of that equipment.
 - The contractor will be able to provide current and reliable information regarding the cost of materials that are experiencing price volatility and the availability of scarce materials.
 - The contractor will also be able to order materials while design is being completed in order to avoid inflationary price increases and provide the lead-time that may be required for scarce materials.
- c. **GUARANTEED MAXIMUM PRICE (GMP) ESTABLISHES A MAXIMUM PRICE PRIOR TO COMPLETION OF DOCUMENTS:** The CM/GC will be able to obtain a complete understanding of the City's needs, the architect's design intent, the scope of the Project, and the operational needs of the Project by

participating in the construction documents phase. With the CM/GC participating in this phase, the CM/GC will be able to offer suggestions for improvement and make suggestions that will reduce costs. With the benefit of this knowledge, the CM/GC will also be able to guarantee a maximum price to be paid by the City for constructing the Project.

D. ORS 279C.335(2)(b)(D): “Whether value engineering techniques may decrease the cost of the public improvement:”

- a. **WITH THE DESIGN-BID-BUILD PROCESS:** If the City were to utilize the design-bid-build method, the contractor would not participate in the creation and evaluation of construction documents and pricing impacts. In conducting value engineering under the design-bid-build approach, a value engineering consultant is hired to participate in the design and cost evaluation process. This process adds extra costs and administrative complications, without providing the same benefits of early contractor participation.
- b. **WITH CM/GC:** The CM/GC process offers a unique opportunity for value engineering that is not possible through the design-bid-build process. An essential part of each construction project is the value engineering evaluation. Value engineering is the means used to determine the best project design that meets the needs and priorities of the owner, within the owner’s budget. Value engineering is done most effectively by a team consisting of the owner, architect, consultants, and the contractor. When the contractor participates, the team can render the most comprehensive evaluation of all factors that affect the cost, quality, and schedule of the project.

The CM/GC method has the benefit of:

- The ability to set the schedule;
- The ability to sequence work; and
- Commitment from the contractor to implement the design within the schedule and budget.

Through integrated participation, the scope and design of the project evolve with greater value for the owner and is likely to be better than a project created by the design-bid-build method.

E. ORS 279C.335(2)(b)(E): “The cost and availability of specialized expertise that is necessary for the public improvement:”

Early selection of the CM/GC creates more informed, better-quality decision making by the project’s construction team. A more efficient construction team saves the City money.

The construction Project is highly complex because it involves significant construction over a short, mandated period of construction. Use of a CM/GC in conjunction with the team approach will result in a better coordinated Project, with a timely completion. The CM/GC clarifies several critical variables valuable to the Project design. The CM/GC guarantees the maximum price (GMP) to complete the Project; determines the

construction schedule; establishes the sequence of work; is contractually bound to implement the final Project design within the GMP; and participates as an essential member of the Project design and construction team.

Several benefits of participation by the CM/GC on this Project will be realized: developing the design documents to reflect the best work plan that accommodates the City, the design team, and contractor; the best grouping of bid packages that will help ensure better trade coverage and greater efficiency; the most efficient construction staging area on the Project site; and aiding adjustments to the work plan when the needs change along the way. This component cannot be addressed by the usual design/bid/build method of construction because that method is skewed towards the lowest bidder.

F. ORS 279C.335(2)(b)(F): “Any likely increases in public safety:”:

All work must be coordinated to avoid safety and security risks to employees and the general public, and to ensure efficiency in construction. The coordination between the City, designer and the CM/GC will assure coordination of work and consideration for the safety of vehicular and pedestrian paths adjacent to the Project. In addition, CM/GC contracting of the Project will ensure that public safety and security is being effectively managed in a “fast track” mode to minimize delays.

G. ORS 279C.335(2)(b)(G): “Whether granting the exemption may reduce risks to the contracting agency, the state agency or the public that are related to the public improvement;”:

The CM/GC process will mitigate risks as described above and listed below:

- a) Site coordination with City, County and other affected agencies.
- b) Site staging and laydown coordination.
- c) Site safety and work hours.
- d) The establishment of the GMP will provide a complete project within the City’s budget.
- e) CM/GC contract allows for the City to engage in early work agreements that give more insight and site verification of unforeseen conditions to the Architects, Contractors and City, as well as expediting the construction schedule by starting early work during the design phase.

H. ORS 279C.335(2)(b)(H): “Whether granting the exemption will affect the sources of funding for the public improvement;”:

The City is currently seeking funding for the Project from various funding sources such as the sale of general obligation bonds, urban renewal funding and other funding sources providing funds of approx. \$16 Million.

I. ORS 279C.335(2)(b)(I): “Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement;”:

As well as the multitude of construction market factors that exist today in Oregon (e.g., competition of other Project, environmental issues that limit construction materials, variable bid market, high unemployment, etc.), the difficulty in establishing the best work sequence complicates the City's ability to accurately estimate the cost of this Project. The economy today, pandemic impacts and supply chain disruptions, makes it necessary for many contractors to bid for jobs for which they might not be qualified. Additionally, regional economic impacts caused by COVID-19 closures make it critical for the City to collaborate with a CM/GC partner to tap into scarce construction resources and maximize efficiencies on this complex project. The CM/GC alternative contracting method will be more likely to result in a more experienced and better suited contractor for this Project than the usual competitive procurement. The complexities which need to be addressed to accomplish the tasks are not well served by the usual competitive procurement. The lowest bidder may not be the best suited for this Project.

- J. ORS 279C.335(2)(b)(J): “Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;” “The project presents significant technical complexities that are best addressed by a collaborative or team effort between the City, design professionals and contractor, in which the contractor will assist in addressing specific project challenges through pre-construction services.”**

Technical expertise will be required for environmental management, quality management, scheduling, estimating, meeting sustainable facilities standards and guidelines, and ensuring energy efficiency. The complexity and scheduling issues discussed in the Background section above will require special expertise. However, the Project will draw upon existing skills and capabilities available in the construction community, as the Project present overall challenges similar to those faced on many public works Projects. Specialized skills will be required of the CM/GC to negotiate and price multiple options and schedule complex tasks. A high level of coordination among the City and all the design and construction entities is required and facilitated by the CM/GC approach.

- K. ORS 279C.335(2)(b)(M): “Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions;”:**

The project currently anticipates a complex phased approach to develop the site, hazmat abatement and demolition and then construct the Project structures and facilities.

- N. ORS 279C.335(2)(b)(N)” “Whether the contracting agency has, or has retained under contract, and will use contracting agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.”**

The City is supported by OTAK CPM, and outside General Counsel as providing consulting services. Both consultants have extensive expertise and experience with CM/GC process and projects.

DRAFT



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Ordinances & Resolutions

Agenda Date: July 27, 2022

From: Joshua Dodson, Project
Manager, OTAK
Approved by: Dan Huff, City Manager

SUBJECT: Resolution No. 2022-14: Granting Exemption from Competitive Bidding for Construction of the New Molalla Police Facility

FISCAL IMPACT:

RECOMMENDATION/RECOMMEND MOTION: Adopt Resolution No. 2022-14.

BACKGROUND:

The City and OTAK are seeking authorization from Council to utilize CM/GC as an alternate method of contracting based upon the Findings.

A Resolution is necessary to meet this requirement.



RESOLUTION NO. 2022-14

**A RESOLUTION OF THE CITY OF MOLALLA, OREGON
RESOLUTION GRANTING EXEMPTION FROM COMPETITIVE BIDDING
FOR CONSTRUCTION OF THE NEW MOLALLA POLICE FACILITY BY MEANS
OF A CONSTRUCTION MANAGER/GENERAL CONTRACTOR AUTHORIZING
SELECTION BY REQUEST FOR PROPOSALS**

WHEREAS, the Molalla City Council (“Agency”) acts as the local contract review board for the Agency, and in that capacity has authority to exempt certain contracts from the competitive bidding requirements of ORS Chapter 279C; and

WHEREAS, ORS 279C.335, 337 provides a process for exempting certain contracts from competitive bidding and authorizes the selection of a contractor through the request for proposal (“RFP”) process; and

WHEREAS, draft findings (“Findings”) as defined in ORS 279C.330 addressing competition, operational, budget and financial data, public benefits, value engineering, specialized expertise required, market conditions, technical complexity, public safety and funding sources recommended by the Agency were available 14 days in advance of the public hearing on this Resolution; and

WHEREAS, the Agency determines that the New Molalla Police Facility should be constructed by CM/GC method of contracting. NOW THEREFORE,

The Agency finds as follows:

1. The Agency adopts the Findings set forth in Exhibit A to this Resolution.
2. The exemption of the CM/GC contract from competitive bidding will promote competition and will not encourage favoritism, because the contractor will be chosen by the request for proposals process.
3. The exemption of either selected method of contracting from competitive bidding is likely to result in substantial cost savings to the Agency, for the reasons set forth in the adopted Findings of Fact.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Agency as follows:

The contract for construction of the New Molalla Police Facility by a Construction Manager/General Contractor for a Guaranteed Maximum Price method is exempt from competitive bidding, and the contractor shall be selected by the Request for Proposal method in accordance with the Agency's public contracting rules and the process described in the Findings of Fact.

This Resolution shall take effect on upon approval of the Council.

ADOPTED this 27th day of July 2022.

Scott Keyser, Mayor

ATTEST:

Christie Teets, City Recorder

DRAFT



ORDINANCE NUMBER 2022-03

AN ORDINANCE OF THE CITY OF MOLALLA, OREGON. DECLARING A BAN ON PSILOCYBIN SERVICE CENTERS AND THE MANUFACTURE OF PSILOCYBIN PRODUCTS

WHEREAS, in November 2020, Oregon voters approved Ballot Measure 109, known as the Oregon Psilocybin Service Act (codified at ORS 475A), which allows for the manufacture, delivery and administration of psilocybin at licensed facilities; and

WHEREAS, ORS 475A.235 provides that the Oregon Health Authority will regulate the manufacturing, transportation, delivery, sale and purchase of psilocybin products and the provision of psilocybin services in the state; and

WHEREAS, the Oregon Health Authority has initiated a rulemaking process to implement the state's psilocybin regulatory program and intends to begin accepting applications for psilocybin-related licenses on January 2, 2023; and

WHEREAS, as of July 21, 2022, the Oregon Health Authority has not completed the rulemaking process for implementing the state's psilocybin regulatory program, and the City of Molalla is uncertain how the manufacture, delivery, and administration of psilocybin at licensed psilocybin facilities will operate within the city; and

WHEREAS, ORS 475A.718 provides that a city council may adopt an ordinance to be referred to the electors of the city prohibiting the establishment of state licensed psilocybin product manufacturers and/or psilocybin service centers in the area subject to the jurisdiction of the city; and

WHEREAS, the Molalla City Council believes that prohibiting psilocybin product manufacturers and psilocybin service centers within the city's jurisdictional boundaries to enable the adoption of the state's psilocybin licensing and regulatory program and to allow the city to adopt reasonable time, place, and manner regulations on the operation of psilocybin facilities is in the best interest of the health, safety and welfare of the people of Molalla and

WHEREAS, the City Council seeks to refer to the voters of Molalla the question of whether to establish a ban on state-licensed psilocybin product manufacturers and psilocybin service centers within the city's jurisdictional boundaries.

Now, therefore, THE CITY OF MOLALLA ORDAINS AS FOLLOWS:

Section 1. Prohibition.

The establishment of psilocybin product manufacturers licensed under ORS 275A.290 and psilocybin service centers licensed under ORS 475A.305 is prohibited in the City of Molalla.

Section 2. Referral.

This ordinance is referred to the electors of the city of Molalla for approval at the next statewide general election on November 8, 2022.

Section 3. Effective Date.

This ordinance takes effect and becomes operative 30 days after the day on which it is approved by a majority of voters.

First reading this ____ day of _____, 2022.

Second reading and passage by this Council this ____ day of _____, 2022.

Signed by the Mayor this ____ day of _____, 2022.

SIGNED: _____
Scott Keyser, Mayor

ATTEST:

Christie Teets, City Recorder

DRAFT



ORDINANCE NUMBER 2022-03

AN ORDINANCE OF THE CITY OF MOLALLA, OREGON. DECLARING A TEMPORARY BAN ON PSILOCYBIN SERVICE CENTERS AND THE MANUFACTURE OF PSILOCYBIN PRODUCTS

WHEREAS, in November 2020, Oregon voters approved Ballot Measure 109, known as the Oregon Psilocybin Service Act (codified at ORS 475A), which allows for the manufacture, delivery and administration of psilocybin at licensed facilities; and

WHEREAS, ORS 475A.235 provides that the Oregon Health Authority will regulate the manufacturing, transportation, delivery, sale and purchase of psilocybin products and the provision of psilocybin services in the state; and

WHEREAS, the Oregon Health Authority has initiated a rulemaking process to implement the state's psilocybin regulatory program and intends to begin accepting applications for psilocybin-related licenses on January 2, 2023; and

WHEREAS, as of July 21, 2022, the Oregon Health Authority has not completed the rulemaking process for implementing the state's psilocybin regulatory program, and the City of Molalla is uncertain how the manufacture, delivery, and administration of psilocybin at licensed psilocybin facilities will operate within the city; and

WHEREAS, ORS 475A.718 provides that a city council may adopt an ordinance to be referred to the electors of the city prohibiting the establishment of state licensed psilocybin product manufacturers and/or psilocybin service centers in the area subject to the jurisdiction of the city; and

WHEREAS, the Molalla City Council believes that prohibiting psilocybin product manufacturers and psilocybin service centers within the city's jurisdictional boundaries to enable the adoption of the state's psilocybin licensing and regulatory program and to allow the city to adopt reasonable time, place, and manner regulations on the operation of psilocybin facilities is in the best interest of the health, safety and welfare of the people of Molalla; and

WHEREAS, the City Council seeks to refer to the voters of Molalla the question of whether to establish a two-year temporary ban on state-licensed psilocybin product manufacturers and psilocybin service centers within the city's jurisdictional boundaries.

Now, therefore, THE CITY OF MOLALLA ORDAINS AS FOLLOWS:

Section 1. Prohibition.

The establishment of psilocybin product manufacturers licensed under ORS 275A.290 and psilocybin service centers licensed under ORS 475A.305 is prohibited in the city of Molalla.

Section 2. Referral.

This ordinance is referred to the electors of the city of Molalla for approval at the next statewide general election on November 8, 2022.

Section 3. Effective Date.

This ordinance takes effect and becomes operative 30 days after the day on which it is approved by a majority of voters.

Section 4. Sunset.

This ordinance is repealed on December 31, 2024.

First reading this ____ day of _____, 2022.

Second reading and passage by this Council this ____ day of _____, 2022.

Signed by the Mayor this ____ day of _____, 2022.

SIGNED: _____
Scott Keyser, Mayor

ATTEST:

Christie Teets, City Recorder



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Ordinances & Resolutions

Agenda Date: July 27, 2022

From: Dan Huff, City Manager
Approved by: Dan Huff, City Manager

SUBJECT: Oregon Psilocybin Service Act, Ordinance No. 2022-03

FISCAL IMPACT: Unknown at this time.

RECOMMENDATION/RECOMMEND MOTION:

PROPOSED MOTION: I move that the City Council direct City Staff to prepare appropriate documentation to put the question of whether to ban Psilocybin Service Centers, the manufacture of Psilocybin products, and related activities to the voters of the City of Molalla.

OR

I move that the City Council direct City Staff to prepare appropriate documentation to establish a two-year temporary ban on Psilocybin Service Centers and the manufacture of Psilocybin products to allow time to prepare regulations relating to hours, location, and operation of licenses and to place the temporary ban before the voters of the City of Molalla.

OR

Take no action at this time.

BACKGROUND:

A Work Session was held prior to this meeting, discussing the Psilocybin Service Act and the options for the City. (Materials are provided in the Work Session packet.)



CITY OF MOLALLA

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: General Discussion

Agenda Date: July 27, 2022

From: Joshua Dodson, Project
Manager, OTAK
Approved by: Dan Huff, City Manager

SUBJECT: Authorize the City and OTAK to accept the recommendation to use Mackenzie as the Architect for the Molalla PD project and negotiate a contract.

FISCAL IMPACT:

RECOMMENDATION/RECOMMEND MOTION: Move to authorize the City and OTAK to accept the recommendation to use Mackenzie as the Architect for the Molalla PD project and negotiate a contract.

BACKGROUND:

The City and OTAK are seeking authorization from Council to negotiate a contract with Mackenzie.

New Molalla Police Facility Architectural Scoring and Recommendation

❑ 1) AE Procurement Updates:

RFP issue date	May 12, 2022
Mandatory pre-proposal meeting at 10:30am at Foothills Community Church	May 19, 2022
Deadline for proposer questions	May 26, 2022
RFP Addenda issuance	May 27, 2022
Proposals Due at 1pm	June 9, 2022
CPC Kick-Off Meeting	June 10, 2022
Selection committee meeting- Shortlisted firms identified	June 23, 2022
Proposer interviews	June 30, 2022
City Council approval of selection	July 27, 2022
Beginning of services	August, 2022

FINAL AE SCORES

Mackenzie- 90.86 proposal+45 references+92.67 interview= **228.53/250**

MDG- 68.14 proposal+50 references+66.83 interview=**184.97/250**

-Both firms have been formally notified and debriefed

-Mackenzie will send out first meeting invite and agenda

MPD AE SCORING SHEET



Mackenzie

RFP- 100pts

References- 50pts

Interviews- 100pts Optional

		Evaluators Scores							
		1	2	3	4	5	6	7	8
	Available Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points
2.(i) Office location where effort applicable to this project will be performed is within fifty (50) miles of construction site. If work is to be provided, in part, associated firm, so note in the submittal.	5	5	5	4	3	5	5		5
(ii) Skills, experience, and time working together of the proposed project team, design philosophy.	20	15	15	17	18	10	20		18
(iii) Similar projects completed by the Principal Architect, Principal Engineer, and Project Manager, workloads of each, resource availability.	15	15	15	15	13	12	15		15
(iv) Successful performance and experience of the firm in designing and engineering public works/operations, police facilities of similar size and character as outlined above.	15	15	15	15	13	15	15		14
(v) Experience with collaborative contracting methods such as CM/GC and team-oriented management process.	15	15	15	15	14	15	15		14
(vi) Firm's approach and successful performance and understanding of the Project, cost modeling and Target Value Design approach, accuracy in cost estimate history	20	15	15	15	18	20	18		18
(vii) Experience and approach to sustainable building/site design and energy efficient standards.	5	5	5	5	4	5	5		4
(viii) Collective, concise, and comprehensive presentation of information.	5	5	5	5	5	5	5		4
Totals=	100	90	90	91	88	87	98	0	92
Avg. of seven scorers=	90.86	Mackenzie							
References- to be conducted and scored by several selection members	50								
Interviews- questions and associated scoring TBD at time of interviews- totals shown here	100								
TOTALS=	250	90							

MPD AE SCORING SHEET



Mackenzie

RFP- 100pts

References- 50pts

Interviews- 100pts Optional

		Evaluators Scores							
		1	2	3	4	5	6	7	8
	Available Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points
1) Please tell us what your teammates superpower is? [focus on main architects who will be leading and be sure to have everyone talk]	15	13	12	15	15		15		12
2) Please discuss your CM/GC experience in Oregon's public sector.	15	13	15	15	14		15		13
3) With this current market condition of unprecedented escalation of product and labor costs, overall inflation and supply chain delays, how is your firm experienced in designing to our budget? Please discuss your Target Value Design experience.	20	18	18	18	18		20		15
4) What makes your firm and your team unique for this project? Why do you want to design this project?	15	15	13	15	15		15		12
5) How does your firm coordinate and control your subconsultants design as it relates to TVD and keeping to our budget? Will you be involving them heavily in reviewing and helping the owner review and manage the contractor change requests that come through during construction?	10	9	10	10	9		10		7
6) How do you handle conflict. Scenario- a large change comes through and the cost shocks the client and contractor wants a change order to the GMP. The owner feels like it shouldn't be a change order and feels the design consultant is responsible. How do you handle that conflict?	10	10	10	9	9		10		9
7) What are your core principles and how do you plan to lead the design of this project?	5	5	5	5	4		5		4

MPD AE SCORING SHEET



General Overall Interview Presentation	10	10	10	10	9		10		8
Totals=	100	93	93	97	93	0	100	0	80
Avg. of seven scorers=	90.86	100pts	Mackenzie						
References- to be conducted and scored by neutral party	45	50pts							
Interviews- Avg of six evaluators=	92.67	100pts							
TOTALS=	228.53	250pts							

MPD AE SCORING SHEET



MDG Architecture

RFP- 100pts

References- 50pts

Interviews- 100pts Optional

		Evaluators Scores							
		1	2	3	4	5	6	7	8
	Available Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points
2.(i) Office location where effort applicable to this project will be performed is within fifty (50) miles of construction site. If work is to be provided, in part, associated firm, so note in the submittal.	5	5	5	5	3	5	5		5
(ii) Skills, experience, and time working together of the proposed project team, design philosophy.	20	20	18	15	5	20	20		15
(iii) Similar projects completed by the Principal Architect, Principal Engineer, and Project Manager, workloads of each, resource availability.	15	8	8	5	3	5	10		9
(iv) Successful performance and experience of the firm in designing and engineering public works/operations, police facilities of similar size and character as outlined above.	15	8	10	10	3	9	10		8
(v) Experience with collaborative contracting methods such as CM/GC and team-oriented management process.	15	5	5	12	2	15	5		5
(vi) Firm's approach and successful performance and understanding of the Project, cost modeling and Target Value Design approach, accuracy in cost estimate history	20	15	18	18	10	20	15		17
(vii) Experience and approach to sustainable building/site design and energy efficient standards.	5	5	5	3	5	5	5		5
(viii) Collective, concise, and comprehensive presentation of information.	5	5	5	3	3	5	5		4
Totals=	100	71	74	71	34	84	75	0	68
Avg. of seven scorers=	68.14	MDG							
References- to be conducted and scored by several selection members	50								
Interviews- questions and associated scoring TBD at time of interviews- totals shown here	100								
TOTALS=	250	71							

MPD AE SCORING SHEET



MDG Architecture

RFP- 100pts

References- 50pts

Interviews- 100pts Optional

		Evaluators Scores							
		1	2	3	4	5	6	7	8
	Available Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points	Scored Points
1) Please tell us what your teammates superpower is? [focus on main architects who will be leading and be sure to have everyone talk]	15	13	7	15	9		15		11
2) Please discuss your CM/GC experience in Oregon's public sector.	15	5	2	8	3		7		5
3) With this current market condition of unprecedented escalation of product and labor costs, overall inflation and supply chain delays, how is your firm experienced in designing to our budget? Please discuss your Target Value Design experience.	20	18	8	20	15		18		10
4) What makes your firm and your team unique for this project? Why do you want to design this project?	15	13	5	15	10		12		9
5) How does your firm coordinate and control your subconsultants design as it relates to TVD and keeping to our budget? Will you be involving them heavily in reviewing and helping the owner review and manage the contractor change requests that come through during construction?	10	7	5	10	7		7		9
6) How do you handle conflict. Scenario- a large change comes through and the cost shocks the client and contractor wants a change order to the GMP. The owner feels like it shouldn't be a change order and feels the design consultant is responsible. How do you handle that conflict?	10	5	5	9	8		10		9
7) What are you core principles and how do you plan to lead the design of this project?	5	3	3	5	4		5		5
General Overall Interview Presentation	10	7	3	8	5		2		7

MPD AE SCORING SHEET



Totals=	100	71	38	90	61	0	76	0	65
Avg. of seven scorers=	68.14	100pts	MDG						
References- to be conducted and scored by several selection members	50	50pts							
Interviews- Avg. of six evaluators=	66.83	100pts	MDG						
TOTALS=	184.97	250pts	MDG						