

**John Day City Council**  
**September 9, 2014**  
**6:00 PM**  
**Council Chambers**  
**AGENDA**

1. OPEN AND NOTE ATTENDANCE
2. APPROVAL OF CITY COUNCIL MINUTES OF AUGUST 26, 2014.
3. APPEARANCE OF INTERESTED CITIZENS – At this time Mayor Lundbom will welcome the general public and ask if there is anything they would like to add to tonight's agenda.

**ACTION ITEMS:**

4. PUBLIC HEARING FOR THE PURPOSE OF TAKING COMMENTS ON THE COUNCIL'S DRAFT FINDINGS FOR A BIDDING EXEMPTION, AUTHORIZING CONSTRUCTION OF A FIRE STATION BY MEANS OF A CONSTRUCTION MANAGER/GENERAL CONTRACTOR AS A PILOT PROJECT, AND AUTHORIZING SELECTION BY REQUEST FOR PROPOSALS  
Attachment:
  - Resolution No. 14-728-14 w/Exhibit A
5. DISCUSS CANCELING THE SEPTEMBER 23, 2014 CITY COUNCIL MEETING

**OTHER BUSINESS:**

6. OTHER BUSINESS AND UPCOMING MEETINGS  
Attachment:
  - LOC Bulletin

**ADJOURN**

**TO:** John Day City Council

**FROM:** Peggy Gray, City Manager

**DATE:** September 4, 2014

**SUBJECT:** Public Hearing for the Purpose of Taking Comments on the Council's Draft Findings for a Bidding Exemption, Authorizing Construction of a Fire Station by Means of a Construction Manager/General Contractor as a Pilot Project, and Authorizing Selection by Request for Proposals

Attachment:

- Resolution No. 14-728-14 w/Exhibit A

**BACKGROUND:**

Mayor Lundbom will open the public hearing for the purpose of receiving comments on the Council's draft findings for an exemption from the competitive bidding requirements of the Oregon Revised Statutes Chapter 279C for a Construction Manager/General Contractor pilot project to determine if this alternative contracting method actually results in substantial cost savings to the City.

The Notice of Public Hearing was advertised in the Daily Journal of Commerce on August 25, 2014 and in the Blue Mountain Eagle on August 27, 2014; meeting the 14-day public notice as required by law. At the time of publication of the public notice, the findings in support of the exemption were made available for public review. It is noted that at the time of this agenda, no written comments or request for copies of the draft findings were made to the City Manager.

Attached is Resolution No. 14-728-14, a resolution granting bidding exemption, authorizing construction of a fire station by means of a Construction Manager/General Contractor as a pilot project, and authorizing selection by request for proposals. Exhibit A attached to the resolution, is the findings of fact for the use of the Construction Manager/General Contractor (CM/GC).

The City Council acting as the local contract review board must make the following determinations:

1. The Board adopts the specific findings set forth in attached Exhibit A.
2. The new fire station project shall be a pilot project to determine whether the CM/GC contracting method actually results in substantial cost savings to the City.
3. The exemption of the CM/GC contract from competitive bidding as a pilot project will promote competition and will not encourage favoritism, because the CM/GC will be chosen by a competitive request for proposals process, and a majority of the construction work will be performed by subcontractors chosen by competitive bidding.

4. The exemption of the CM/GC contract also appears to be in the best interest of the City in that the use of the CM/GC process will permit the City to complete the construction within a Guaranteed Maximum Price (“GMP”) and within a reasonable time with minimum redesign effort.
5. The contract for the new fire station project by a Construction Manager/General Contractor for a Guaranteed Maximum Price is exempted from competitive bidding as a pilot project pursuant to ORS 279C.335(2) (c), and the CM/GC shall be selected by the Request-for-Proposals method in accordance with the City’s Public Contracting Regulations, 137-049-0690, and the process described in Exhibit A.

**RECOMMENDATION:**

The John Day City Council must hold the public hearing, take any public comment on the proposed findings/exemption and answer any questions the councilors may have. The Council will then need to approve the above findings and exempt the contract by adopting Resolution No. 14-728-14.

**TO:** John Day City Council

**FROM:** Peggy Gray, City Manager

**DATE:** September 4, 2014

**SUBJECT:** Discuss Canceling the September 23, 2014 City Council Meeting

**BACKGROUND:**

I will be on vacation beginning September 11, 2014 through September 26, 2014. I am requesting to be excused from the September 23, 2014 council meeting and if there are no pressing action items, I would recommend the City Council consider canceling the September 23, 2014 city council meeting.

**TO:** John Day City Council  
**FROM:** Peggy Gray, City Manager  
**DATE:** September 4, 2014  
**SUBJECT:** Other Business and Upcoming Meetings  
Attachment:  
• LOC Bulletin

**OTHER BUSINESS:**

1. Attached is August 29, 2014 LOC Bulletin for your information and review.
2. Councilor Paul Smith will update the City Council regarding the vacant council seat.

**UPCOMING MEETINGS AND EVENTS:**

September 10, 2014	1:00 p.m. Grant County Regional Airport	City Hall Day
September 11 – 26, 2014	City Manager's Vacation	
October 14, 2014	7:00 p.m. Council Chambers	Regular Council Meeting