



PROVIDING START TO FINISH  
**C**OMPREHENSIVE  
**P**ROJECT  
**M**ANAGEMENT



# CM/GC PROCESS TIMELINE





# OREGON STATE LEGISLATURE – OREGON REVISED STATUTES (ORS)

- **NOTICE OF PUBLIC HEARING FOR EXEMPTION – ORS 279C.335(2)**
- **ORS 279C.335(2)** permits a local contract review board to exempt contracts from traditional competitive bidding 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 cost savings to the School District.

# CONSTRUCTION MANAGER / GENERAL CONTRACTOR ( CM/GC) Justification

The nature of this Project will require strategic planning, complicated scheduling, clear and concise accounting and documentation between the funding sources, and critical coordination of construction and target value design integrated with necessary safety measures. This Project will be at a higher risk and have a high level of technical complexity due to: work in a coastal environment, expertise and understanding of deep foundation systems necessary to build a safe structures in this environment, significant schedule constraints with security and safety concerning children occupying portions of the sites during the construction, need for complex phasing, and budget limitations that require close monitoring of these Project' budget. Therefore, it becomes critical to maintain both the schedule and budget of this Project. In consideration of these facts, an alternate method of construction of these public improvements should be considered. CM/GC is the commonly used alternative contracting method by local governments for large, complex projects such as major expansions and remodels of the education campus like the Seaside School District 2016 Bond Projects.

# FINDINGS OF FACT - PURPOSE

**PURPOSE OF THESE FINDINGS:** The Seaside School District will hold a public hearing as required by ORS 279C.335 and makes the following findings with respect to the issue of whether Seaside School District 2016 Bond Project (“Project”), as defined herein, should be exempt from competitive bidding. The District seeks to utilize the CM/GC method of alternative method of contracting. The Findings of Facts apply to the CM/GC method of public improvement Project described below, in accordance with ORS 279C.335(2).

# FINDINGS OF FACT - SUMMARY

## 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. The selection process will be fair and open to all interested proposers as established within the findings below.
2. The exemption will result in substantial cost savings to the District. The District has found several areas in which substantial cost savings to the District will be achieved. Also, value will be added to the Project that could not otherwise be obtained.

Specific Findings are provided in the DRAFT FINDINGS OF FACT provided with the Public notice process

# FINDINGS OF FACT BOARD RESOLUTION

- **OPEN FOR PUBLIC COMMENT**
- **BOARD RESOLUTION RECOMMENDATION**
  - The CM/GC alternative contracting process is authorized for procurement of construction services under ORS 279C.337 provided that the Local Contract Review Board approves an exemption from competitive bidding

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

The contract for construction of **Seaside School District No.10 2016 Bond Project** by a Construction Manager/General Contractor for a Guaranteed Maximum Price is exempt from competitive bidding, and the CM/GC shall be selected by the Request for Proposal method in accordance with the District's public contracting rules and the process described in the Findings.

This Resolution shall take effect on \_\_\_\_\_.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2017, by the Seaside School District.