

ADVERTISEMENT

**CITY OF TROUTDALE
REQUEST FOR PROPOSALS
CM/GC SERVICES
COMMUNITY POLICE FACILITY**

The City of Troutdale (City) is seeking Proposals from qualified contracting firms for Construction Manager/General Contractor (CM/GC) services for the City of Troutdale Community Police Facility, a public works construction project.

The distribution of this RFP and all addenda will be by posting on the City's web site at <http://www.ci.troutdale.or.us/pfrfp> and will be provided by e-mail to all potential respondents who register with Scope Project Management at the address below. The date and time of posting on the City's web site shall be the time and date of the official issuance or notification of the RFP or any modification to the solicitation process. It is the responsibility of each Proposer to check the web site daily for posted notifications. The City will not consider modification of any date, time frame or addendum due to late receipt of notification based on subsequent advertisements or postings at any location other than the City's web site. All questions regarding the Proposal process or the project should be addressed to:

**Paul Frankenburger
Scope Project Management
237 NE Ford Street Suite 7
McMinnville, OR 97128
E-mail paul@scopepm.com
Telephone: 503-474-7414
Fax: 503-435-1734**

Commencing with the advertisement of this RFP in the Daily Journal of Commerce, Proposers or others acting on their behalf shall not make direct or indirect (through others) contact with members of the City Council, the Chief of Police, members of the City's Police Facility Management Group or other City staff for purposes of promoting their firms or advancing their Proposals. Violation of this prohibition may, at the City's discretion, be grounds for disqualifying the Proposer from further consideration.

The Work will include all site and off-site work and construction of the Community Police Facility in accordance with the plans and specifications, which, together with the preconstruction services detailed herein, shall be referred to as the Work. The construction estimate is approximately \$5,500,000.

The project architects are Leslie Hara Shick and John Ralston of HSR Master Planning and Architecture; 838 NW Bond Street Suite 2; Bend, OR 97701. A preliminary schedule is attached as Exhibit "A". The start date for Preconstruction Services as well as site work will be as soon as possible following award of the Contract.

The Troutdale City Council (Council) acting as the Local Contract Review Board (LCRB), has exempted this solicitation from the competitive bidding requirements of the Public Contracting Code and authorized award of this contract by competitive proposal utilizing a CM/GC methodology. Authority for the LCRB decision was by rule adoption in accordance with ORS 279C.335(2).

SCHEDULE OF EVENTS

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| 1. Post on the City Web Site | May 23, 2011 |
| 2. Advertise in the Daily Journal of Commerce | May 23, 24, 25 2011 |
| 3. Advertise in the Gresham Outlook | May 25 & 28 2011 |
| 4. Closing Date and Proposal Opening | 2:00 PM June 14, 2011 |
| 5. Evaluation and Negotiations | June 15 – June 22, 2011 |
| 6. Notice of Intent to Award | June 23, 2011 |
| 7. Contract Award | June 30, 2011 |

Ten (10) copies of the Proposal are due not later than 2:00 PM Tuesday, June 14, 2011 at which time they will be opened and the names of the Proposers announced, but the contents will not read aloud. Submittals must be addressed to:

**City Recorder
City of Troutdale
104 SE Kibling Avenue
Troutdale, Oregon 97060**

All ten copies of the proposal must be submitted in a single sealed box or envelope. One copy of the Proposal must be clearly marked "ORIGINAL" on the cover and contain only original signatures. The name and address of the Proposer and the title of the Proposal, "Construction Manager General Contractor Services Community Police Facility", must appear legibly on the front. Proposals delivered by facsimile (FAX) or e-mail will not be accepted. The City reserves the right to reject any Proposal not in compliance with prescribed public contracting procedures and requirements and may reject all Proposals if, in the judgment of the City it is in the public interest to do so, and new Proposals may be called for.

The cost of preparation and delivery of Proposals shall be the responsibility of the Proposer. The City will not pay for the preparation of proposals or accept Proposals that require payment by the City. All responses by other than regular mail should instruct the shipper to deliver them prepaid by the date and time designated. Under no circumstances will a Proposal be considered if received after the time specified.

Post Monday May 23, 2011