

Memorandum Date: March 6, 2023
Order Date: March 21, 2023

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: Colin McCarthy, Capital Projects Manager

AGENDA ITEM TITLE: ORDER/ IN THE MATTER OF AWARDING A CONTRACT IN THE AMOUNT OF \$239,700.00 TO RYAN THOMAS CONSTRUCTION, INC. FOR CONSTRUCTING NEW HARDSCAPE AND LANDSCAPE AREAS, AND INSTALLING NEW OWNER-FURNISHED EXTERIOR FURNITURE AND CANOPY STRUCTURES AT LANE COUNTY BEHAVIORAL HEALTH AND THE LANE COUNTY TREATMENT CENTER, AND DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT.

I. MOTION

Move to award a contract in the amount of \$239,700.00 to Ryan Thomas Construction, Inc. for constructing new hardscape and landscape areas, and installing new Owner-furnished exterior furniture and canopy structures at Lane County Behavioral Health and the Lane County Treatment Center, and delegate authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract is for comprehensive construction services to provide new concrete hardscape areas, modify landscaping and irrigation, and install new Owner-furnished exterior benches, tables, and three (3) covered canopy structures at Lane County Behavioral Health, and modify site concrete and install tables at the Lane County Treatment Center. The project was advertised for competitive bidding and Ryan Thomas Construction, Inc. was the low bidder.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The Lane County Behavioral Health and Lane County Treatment Center facilities provide a multitude of services to our County clients. The current exterior landscaping and overall site at Behavioral Health has a lack of exterior seating and covered seating for clients. Furthermore, there is a lack of exterior respite areas for Lane County healthcare providers and staff who serve the public at this facility. The

current exterior area to the rear of the Lane County Treatment Center has uneven sidewalk surfaces between two exterior doors. This creates an awkward and unsafe walking condition and break area for staff during normal working hours, and is a potential hazard to clients and staff during an emergency egress scenario.

B. Policy Issues

Policies and procedures relevant to this agenda item relate to procurement requirements and are contained in Oregon Revised Statutes Chapter 279 and Lane Manual Chapter 20.

C. Board Goals

This project supports the Board of Commissioners strategic goals of Safe, Healthy County and Our People and Organizational Health by improving these two facilities through investment in Capital improvement. It improves the site - creating a welcome and settling feel for both clients and staff.

D. Financial and/or Resource Considerations

The \$239,700.00 cost for the site improvements will be borne through grant funds received by Lane County Behavioral Health.

E. Health Implications

The proposed concrete sidewalk and walkway improvement at the Lane County Treatment Center will greatly reduce the likelihood of physical injury. The new covered canopy seating areas, benches, and tables at Behavioral Health will provide a place of respite and serve to improve the mental health of County clients, healthcare providers, and staff.

F. Analysis

This project not only aligns with the Board Goals, but also aligns with two primary goals of the 2022-2024 Health & Human Services Strategic Plan: Goal 2 - focusing on community health and well-being, and Goal 4 – focusing on our people. These busy facilities have provided much-needed assistance to County clients - especially during the last couple of years.

G. Alternatives/Options

1. Award the contract to Ryan Thomas Construction, Inc. in the amount of \$239,700.00 and delegate authority to the County Administrator to execute the contract.
2. Do not approve the contract, and direct staff to explore other potential alternatives.

3. Do not approve the project to improve the exterior sites at Behavioral Health and the Treatment Center facilities.

IV. RECOMMENDATION

Award the contract to Ryan Thomas Construction, Inc. in the amount of \$239,700.00 and delegate authority to the County Administrator to execute the contract.

V. TIMING/IMPLEMENTATION

If the contract is awarded the project is expected to begin immediately with actual construction beginning in late spring 2023, and completed by late fall, 2023.

VI. FOLLOW-UP

N/A

VII. ATTACHMENTS

- A. Board Order
- B. Bid Tally Form
- C. Addendum #4

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-03-21-03

IN THE MATTER OF AWARDING A
CONTRACT IN THE AMOUNT OF
\$239,700.00 TO RYAN THOMAS
CONSTRUCTION, INC. FOR
CONSTRUCTING NEW HARDSCAPE AND
LANDSCAPE AREAS, AND INSTALLING
NEW OWNER-FURNISHED EXTERIOR
FURNITURE AND CANOPY STRUCTURES
AT LANE COUNTY BEHAVIORAL HEALTH
AND THE LANE COUNTY TREATMENT
CENTER, AND DELEGATING AUTHORITY
TO THE COUNTY ADMINISTRATOR TO
EXECUTE THE CONTRACT.

WHEREAS, the current exterior landscaping and overall site at Behavioral Health has a lack of exterior seating and covered seating for clients. Furthermore, there is a lack of exterior respite areas for Lane County healthcare providers and staff who serve the public at this facility; and

WHEREAS, the current exterior area to the rear of the Lane County Treatment Center has uneven sidewalk surfaces between two exterior doors creating an awkward and unsafe walking condition and break area for staff during normal working hours, and is a potential hazard to clients and staff during an emergency egress scenario; and

WHEREAS, the funding for improving these exterior facility sites is provided by Lane County Behavioral Health to Capital Improvement; and

WHEREAS, the Department Manager has reviewed and approved this project and its funding source;

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The Lane County Behavioral Health Site Improvements Project is approved for funding and construction.
2. The County Administrator is granted authority to execute all contracts relative to this project.

ADOPTED this 21st day of March, 2023.

Pat Farr, Chair
Lane County Board of Commissioners

Lane County Behavioral Health - Site Improvements Projects

Bid Documents Posting Date: December 2, 2022

Bid Due Date/Time: December 9, 2022 @ 2:00 PM Local Time

Bid Opening Location: Project Manager's Desk (Electronic Bids)

1st Tier Subcontractor Disclosure Due Date/Time: December 9 @ 4:00 PM Local Time

NAME OF BIDDER	ATTENDED MANDATORY PRE-BID (Not applicable)	CONTRACTOR REGISTRATION NUMBER INDICATED	ACKNOWLEDGEMENT OF ADDENDUM 1	ACKNOWLEDGEMENT OF ADDENDUM 2	ACKNOWLEDGEMENT OF ADDENDUM 3	BID FORM RECEIVED	BIDDER STATEMENTS AND CERTIFICATIONS FORM RECEIVED	BID SECURITY - 10% (Not required)	1ST TIER SUBCONTRACTOR DISCLOSURE RECEIVED	BASE BID	ADD ALTERNATE #1	ADD ALTERNATE #2	ADD ALTERNATE #3	TOTAL OF ALL ADD ALTERNATES
Ryan Thomas	N/A	X	X	X	X	X	X	N/A	X	\$257,450	\$8,000	\$5,375	\$11,275	\$24,650
Bridgeway Contracting	N/A	X	X	X	X	X	X	N/A	X	\$304,793	\$5,023	\$4,402	\$57,891	\$67,316

Bids Received/Opened by:

David Ward

Title:

Project Manager



BALANCE

architecture+design, p.c.

OR | WA | AZ

BUSINESS OFFICE
1808 Jefferson Street
Eugene, Oregon 97402

VOICE/FAX
541-914-1733

EMAIL
rex@balancearchitecturepc.com



Monday, January 30, 2023



ADDENDUM #4 INSTRUCTIONS

ADDENDUM: 04 dated January 30, 2023
PROJECT: LANE COUNTY BEHAVIOR HEALTH SITE IMPROVEMENTS
BID DOCUMENTS: Drawings and Project Manual
OWNER: Lane County, David Ward
ARCHITECT: BALANCE architecture+design

The contract amount has been adjusted as follows per Addendum# 04:

DRAWINGS

Remove all Work associated with LANECARE, 2222 Coburg Road, as described on Sheet 11 of the Bid Documents (posting dated 12-07-2022 6:13 pm).

- Savings to Owner is: DEDUCT of (\$17,750) from the total Contract Amount
- Contract time will be *no-change*
- New date of Substantial Completion will be *no-change*

This cost and time has been agreed upon by both the Owner and the Contractor.