

Memorandum Date: September 20, 2023
Order Date: October 10, 2023

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: David Ward, Capital Planning & Facilities Management Manager

AGENDA ITEM TITLE: ORDER/ IN THE MATTER OF AWARDING A CONTRACT IN THE AMOUNT OF \$4,145,438 TO BALDWIN GENERAL CONTRACTING, INC. TO PROVIDE GENERAL CONTRACTING AND CONSTRUCTION SERVICES AT THE COMMUNITY HEALTH CENTERS OF LANE COUNTY - SOUTH LANE CLINIC, AND DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT.

I. MOTION

Move to award a contract in the amount of \$4,145,438 to Baldwin General Contracting, Inc. to provide general contracting and construction services at the Community Health Centers of Lane County - South Lane Clinic, and delegating authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract is for comprehensive construction services to remodel an existing portion of the Lane Community College building to become the Community Health Centers of Lane County – South Lane Clinic. The project was advertised for competitive bidding and Baldwin General Contracting, Inc. was the responsive low bidder.

III. BACKGROUND / IMPLICATIONS OF ACTION

A. Board Action and Other History

The South Lane Clinic project represents the shared vision of a broad coalition of community partners with a long-standing interest in establishing a Community Health Centers of Lane County (CHCLC) clinic in Cottage Grove. Health & Human Services (H&HS) Administration along with the Community Health Centers of Lane County held a work session with the Board on June 18, 2019. At that time the Board was supportive of H&HS and CHCLC moving forward with discussions and exploration of this opportunity.

On September 10, 2019, the Board approved delegating authority to the County Administrator to apply for grants to fund renovations of Community Health Center of Lane County in Cottage Grove via Board Order 19-09-10-06.

Additionally, on June 21, 2022, the Board approved delegating authority to the County Administrator to approve the acceptance of grant funding from various community sources for the renovation of a primary care clinic in Cottage Grove via Board Order 22-06-21-18. This Order also included approval of the proposed clinic name, and to enter into a future facility lease with Lane Community College for the identified space.

B. Policy Issues

Access to primary care, behavioral health, and dental services is limited for rural residents in Lane County. A new CHCLC service site in Cottage Grove would expand access to service in support of the Board's strategic plan.

Furthermore, 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 aligns with the Board of Commissioners strategic goals of Safe, Healthy County and promotes Vibrant Communities. Specifically, this project provides better access to community health programs and treatment services, promotes preventative health care, and invests in the south Lane County region.

D. Financial and/or Resource Considerations

The \$4,145,438 cost for this project accounts for a portion of the allocated grant funds described in Item A above. This remodel project will be funded primarily through grant funding and H&HS Departmental funds as needed. An initial \$250,000 was approved and allocated through ARPA074 and expended on project design. An additional \$20,000 from the State of Oregon was allocated via SD07 specifically for dental clinic equipment and will need to be expended no later than June 2024. An additional \$1,000,000 grant was awarded by the USDA in Jan. 2023 specifically for this project.

E. Health Implications

As previously described in Board packet 22-06-21-18, access to primary care, behavioral health care, and dental services are major obstacles to care in rural communities. Timely access to these services can prevent hospitalizations and serious health outcomes and can have a positive impact on quality of life, the ability to work and the ability to participate in other activities which contribute to overall health.

There is extensive need in South Lane County for access to primary care services:

- South Lane is designated as a Health Professional Shortage Area for primary care and dental care by the Health Resources and Services Administration (HRSA).
- The geographic area served includes two of Oregon's highest need primary care service areas as identified by the Oregon Office of Rural Health at Oregon Health & Science University.
- In Lane County, PeaceHealth Hospital has the highest rate of emergency department use per 1,000 patients for oral health-related issues, and the second highest rate in Oregon.
- Overbooking of local providers in rural Lane results in over 4,000 local patients annually traveling to Community Health Centers of Lane County sites in Eugene and Springfield.

The new CHCLC in Cottage Grove will be a Federally Qualified Health Center (FQHC) and serve up to 5,000 Oregonians in rural Lane County annually with primary, behavioral, and dental care. Primary care clinic staff and providers will deliver comprehensive services for treatment and prevention of illness and addiction. The specialty behavioral health program will provide an array of treatment services for children, families, and adults in collaboration with South Lane Mental Health. Patient-centered primary care teams will address social determinants of health, including transportation, housing, medication assistance, and care coordination. This project will also offer integrated oral care. A preventive program focuses on the link between a person's oral and systemic health and includes full-service dental services for all ages.

In addition, project partners will identify healthcare career pathways and develop the health clinic as a real-world learning and training site. The clinic will include a Career and Technical Education (CTE) component, that functions as a health care and dental care training site for the South Lane School District and LCC students.

F. Analysis

This project was publicly and competitively bid and Baldwin General Contracting, Inc. was the responsible, responsive low bidder. Contractors that bid on this project were prequalified per the current Community Benefits Bidding Program (CBB).

G. Alternatives/Options

1. Award the contract to Baldwin General Contracting, Inc. in the amount of \$4,145,438 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 remodel the existing facility for the Community Health Centers of Lane County – South Lane Clinic.

IV. RECOMMENDATION

Award the contract to Baldwin General Contracting, Inc. in the amount of \$4,145,438 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 late fall 2023 and completed by early summer 2024.

VI. FOLLOW-UP

N/A

VII. ATTACHMENTS

- A. Board Order
- B. Bid Tally Form

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-10-10-08

IN THE MATTER OF AWARDED A
CONTRACT IN THE AMOUNT OF
\$4,145,438 TO BALDWIN GENERAL
CONTRACTING, INC. TO PROVIDE
GENERAL CONTRACTING AND
CONSTRUCTION SERVICES AT THE
COMMUNITY HEALTH CENTERS OF
LANE COUNTY - SOUTH LANE CLINIC,
AND DELEGATING AUTHORITY TO
THE COUNTY ADMINISTRATOR TO
EXECUTE THE CONTRACT.

WHEREAS, a Cottage Grove community coalition has had a long-standing interest in having a Community Health Centers clinic in Cottage Grove; and

WHEREAS, access to primary care, behavioral health, and dental services is limited for rural residents in Lane County; and

WHEREAS, this opportunity leverages community partnerships, meeting the Board's strategic priorities of promoting a Safe and Healthy County as well as promoting Vibrant Communities; and

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

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

1. The Community Health Centers of Lane County – South Lane Clinic Project is approved for funding and construction.
2. The County Administrator is granted authority to execute all contracts relative to this project.

ADOPTED this 10th day of October, 2023.

Pat Farr, Chair
Lane County Board of Commissioners

Community Health Centers of Lane County - South Lane Clinic

Bid Documents Posting Date: June 30, 2023

Bid Due Date/Time: August 22, 2023 @ 2:00 PM Local Time

Bid Opening Location: Microsoft Teams meeting for bid opening (public invited to attend meeting via link in Project Manual)

1st Tier Subcontractor Disclosure Due Date/Time: August 22, 2023 @ 4:00 PM Local Time

NAME OF BIDDER	ATTENDED MANDATORY PRE-BID CONFERENCE	CONTRACTOR REGISTRATION NUMBER INDICATED	ACKNOWLEDGEMENT OF ADDENDUM 1, 2, 3	BID FORM RECEIVED	BIDDER STATEMENTS AND CERTIFICATIONS FORM RECEIVED	CERTIFICATE OF BIDDER/CONTRACTOR EMPLOYEE DRUG TESTING PROGRAM	BID SECURITY - 5%	1ST TIER SUBCONTRACTOR DISCLOSURE REC'D (w/in 2 hrs. of bid)	BASE BID	ADD ALTERNATE #1 (Install Add'l. EV Charging Station)
Baldwin General Contracting, Inc.	Y	Y	Y	Y	Y	Y	Y	Y	\$4,139,000	\$6,438
GBC Construction, LLC	Y	Y	Y	Y	Y	Y	Y	Y	\$4,429,969	\$7,200
Chambers Construction	Y	Y	Y	Y	Y	N	Y	N	\$4,820,000	\$3,855
Bridgeway Contracting	Y	Y	Y	Y	Y	Y	Y	Y	\$4,925,826	\$5,875

Bids Received/Opened by:

David Ward

Title:

Capital Planning and Facilities Management Manager