



AGENDA COVER MEMO

Memorandum Date: October 17, 2022

Order Date: November 8, 2022

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: Lorren Blythe, Interim Operations Director; Shawn Waite, Facilities and Capital Improvements Manager;

AGENDA ITEM TITLE: DISCUSSION/ACTION/ In the matter of awarding the Progressive Design Build (PDB) Contract to Lease Crutcher Lewis, LLC for the Lane Events Center Multi-Use Facility, and concurrently awarding the Land Use Planning Application (LUPA) Contract to The Satre Group, Inc., and the PDB Consultant Support Services Contract to Klosh Group, Inc., Delegating Authority to the County Administrator to Execute the Contracts

I. MOTION

Following discussion, motion to:

1. Move to approve Order 22-11-08-03 In the matter of awarding the Design Phase portion of the Progressive Design Build (PDB) Contract to Lease Crutcher Lewis, LLC for the Lane Events Center Multi-Use Facility, and Delegating Authority to the County Administrator to Execute the Contract.
2. Move to approve Order 22-11-08-04 In the matter of awarding the Land Use Planning Application (LUPA) contract to The Satre Group, Inc. for the Lane Events Center Multi-Use Facility project, and Delegating Authority to the County Administrator to Execute the Contract.
3. Move to approve 22-11-08-05 In the Matter of Awarding a Contract for Consultant Support Services to Klosh Group, Inc. for the Lane Events Center Multi-Use Facility project, and Delegating Authority to the County Administrator to Execute the Contract

II. AGENDA ITEM SUMMARY

This item is an update on the Lane Events Center (LEC) Multi-Use Community Facility. This action will allow the County to award Lease Crutcher Lewis, LLC (LCL) the Progressive Design Build contract for \$1,934,750, but authorizing staff to proceed with

Phase 1 conceptual design and cost estimation only for a not to exceed amount of \$200,000. Additionally, approve awarding contracts to Klosh Group, Inc., for project management support in the amount not to exceed \$147,954 and Satre Group for the Land Use Planning Application for not to exceed \$92,630.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

On June 15, 2022 the Board approved an exemption to the competitive bidding process and authorized procurement by Request for Qualifications of a progressive design builder who could work with the County on the design phase of services for the subject project.

Staff have completed the procurement process and have issued a Notice-of-Intent to Award the PDB contract to Lease Crutcher Lewis and their partners on the proposal. Staff have also worked with both The Satre Group, Inc. to complete initial planning research and develop a path forward with the LUPA application, and Klosh Group, Inc. to develop a project charter and project management plan.

B. Policy Issues

Lane Manual 20.200.130 – Exemptions from Competitive Selection for Alternate Contracting Methods, Section B – Competitive Bidding Exemptions for Public Improvement Contracts, Subsection b. Design Build, as defined in OAR 137-049-0610.

C. Board Goals

This item directly addresses Objective C of the Vibrant Communities strategic priority, *evaluate a multi-use community facility with the Eugene Emeralds baseball team as an anchor tenant that provides economic benefits and services to the broader community.*

In addition, the Lane Events Center supports and contributes to the Robust Infrastructure and Vibrant Communities strategic priorities by providing a venue and opportunities for business, education, and entertainment, as well as an immediate occupancy component in the event of a declared emergency or natural disaster.

D. Financial and/or Resource Considerations

The County has already received funding in the amount of \$7.5 million from the Oregon state legislature which has been designated for this project.

The cost for this initial component only of the Phase 1 Design Services with Lease Crutcher Lewis is estimated not to exceed \$200,000. The cost to concurrently complete the LUPA is estimated at less than \$95k, while ongoing PDB consultant and project management services for the current phase are not to

exceed \$150,000.

E. Health Implications

There are no significant health implications for this item.

F. Analysis

Staff have worked to complete additional due diligence on the project to better understand the opportunity, risks and impact of constructing a new multi-use facility and baseball stadium at the LEC since November 2021. To support this phase of the project, staff have issued a Notice-of-Intent to Award Phase 1 of a PDB contract to Lease Crutcher Lewis. As part of Phase 1 Design Services, Lease Crutcher Lewis will perform a Cost and Scope Validation study that incorporates Major League Baseball facility requirements, and immediate occupancy standards. This component of the work will inform the Board for future direction on the project.

As a necessary step in the County's due diligence in moving the project forward, a concurrent LUPA will be required to ensure facility operational integrity with the surrounding street and transportation network, as well as community integration. This process will be managed by The Satre Group.

In augmenting and supporting County staff in developing and administering our first PDB project, we have retained the services of Klosh Group. Our contract with Klosh will add essential expertise and personnel in support of County staff, reducing project risk related to administrative workload and specialized experience.

Project Goals

1. Strengthen the LEC overall, without negative impact to existing services and programs.
2. Retain the Eugene Emeralds and their ongoing contributions to the community (economically, socially, and culturally).
3. Create a venue that serves more than baseball, but that also is a community asset for concerts, events, recreational activities.
4. Create a facility that can support emergency management and disaster response.

G. Alternatives/Options

1. Approve award and execution of the contracts with Lease Crutcher Lewis, Satre Group, Inc., and Klosh Group, Inc., and continue with preliminary work and planning for the proposed Lane Events Center Multi-Use Facility project, as presented.
2. Approve the award and execution of the contracts, with additional requirements proposed by the Board,
3. Postpone award of the contracts, and give direction to staff for changes to the

planning process for the proposed Lane Events Center Multi-Use Facility project.

4. Direct staff to suspend work related to the proposed project.

IV. RECOMMENDATION

Staff recommends approving the motion stated above.

V. TIMING/IMPLEMENTATION

Upon approval from the Board, staff will negotiate and execute final terms of the PDB contract by mid-November 2022. The initial cost and scope component analysis of Phase 1 is expected to be complete in January 2023. Results from this phase will be brought to the Board to inform future direction of the project.

The concurrent LUPA process will take 4-5 months and involve iterative meetings and negotiations with the City of Eugene.

VI. FOLLOW-UP

If the Board approves the motion to award Phase 1 of the PDB contract, staff will return to the board with an update on the project scope and revised cost estimate reflecting requirements identified to this point.

VII. ATTACHMENTS

None.

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 22-11-08-03

In the matter of awarding the Design Phase portion of the Progressive Design Build (PDB) Contract to Lease Crutcher Lewis, LLC for the Lane Events Center Multi-Use Facility, and Delegating Authority to the County Administrator to Execute the Contract.

WHEREAS, Lane County's strategic plan includes an objective to evaluate a multi-use community facility with the Eugene Emeralds baseball team as an anchor tenant that provides economic benefits and services to the broader community; and

WHEREAS, the Board of Commissioners approved an exception to the procurement process to allow solicitation of a Progressive Design Build (PDB); and

WHEREAS, County staff have selected a PDB and complete design is \$1,934,750, and Phase 1 of preconstruction conceptual design and cost estimation is \$200,000; and

WHEREAS, the County has received \$7.5M that was allocated during the 2022 Regular Session of the State Legislature for this project and will be used to fund Phase 1 of preconstruction design and cost estimation; and

NOW, THEREFORE, the Board of County Commissioners of Lane County, acting as the Local Contract Review Board, **ORDERS** as follows:

1. That a contract for the design phase portion of the Progressive Design Build contract is awarded to Lease Crutcher Lewis, LLC for the Lane Events Center Multi-Use Facility, not to exceed 200,000; and
2. The County Administrator is delegated authority to execute the contract.

ADOPTED this 8th day of November, 2022.

Pat Farr, Chair
Lane County Board of Commissioners

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 22-11-08-04

In the matter of awarding the Land Use Planning Application (LUPA) contract to The Satre Group, Inc. for the Lane Events Center Multi-Use Facility project, and Delegating Authority to the County Administrator to Execute the Contract.

WHEREAS, Lane County's strategic plan includes an objective to evaluate a multi-use community facility with the Eugene Emeralds baseball team as an anchor tenant that provides economic benefits and services to the broader community; and

WHEREAS, the County has received \$7.5M that was allocated during the 2022 Regular Session of the State Legislature for this project and will be used to fund this contract; and

WHEREAS, the due diligence process and identifying the feasibility of a multi-use facility to be built at the Lane Event Center PDB project cannot move forward without conducting a Land Use Planning (LUPA) Application;

WHEREAS, staff has identified a consultant to perform the LUPA work for a cost of \$92,630; and

NOW, THEREFORE, the Board of County Commissioners of Lane County, acting as the Local Contract Review Board, **ORDERS** as follows:

1. A contract for the Land Use Planning Application (LUPA) for the Lane Events Center Multi-Use Facility project is awarded to Satre Group, Inc., not to exceed \$92,630; and
2. The County Administrator is delegated authority to execute the contract.

ADOPTED this 8th day of November, 2022.

Pat Farr, Chair
Lane County Board of Commissioners

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 22-11-08-05

In the Matter of Awarding a Contract for Consultant Support Services to Klosh Group, Inc. for the Lane Events Center Multi-Use Facility project, and Delegating Authority to the County Administrator to Execute the Contract

WHEREAS, Lane County's strategic plan includes an objective to evaluate a multi-use community facility with the Eugene Emeralds baseball team as an anchor tenant that provides economic benefits and services to the broader community; and

WHEREAS, additional expertise and resources are needed to support County administration and oversight and to continue moving this project forward; and

WHEREAS, the County has received \$7.5M that was allocated during the 2022 Regular Session of the State Legislature for this project and will be used to fund this contract;

WHEREAS, County staff has selected Klosh Group, Inc. from the State Price Agreement to provide project management support for a Not-To-Exceed amount of \$147,954; and

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

1. A contract is awarded to Klosh Group, Inc. for consultant support services for the Lane Events Center Multi-Use Facility project not to exceed \$147,954; and
2. The County Administrator is delegated authority to execute the contract.

ADOPTED this 8th day of November, 2022.

Pat Farr, Chair
Lane County Board of Commissioners