

City of Springfield  
Work Session Meeting

MINUTES OF THE SPECIAL REGULAR MEETING OF  
THE SPRINGFIELD CITY COUNCIL HELD  
MONDAY, DECEMBER 5, 2005

The City of Springfield Council met in a special regular session in the Library Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, December 5, 2005 at 5:23 p.m., with Mayor Leiken presiding.

ATTENDANCE

Present were Mayor Leiken and Councilors Fitch (5:24 p.m.), Ballew, Ralston (5:27 p.m.), Lundberg, Woodrow, and Pishioneri. Also present were City Manager Mike Kelly, Assistant City Manager Cynthia Pappas, City Attorney Joe Leahy, City Recorder Amy Sowa and members of the staff.

BUSINESS FROM THE CITY MANAGER

1. Springfield Justice Center – Recommended Construction Manager/General Contractor.

Project Manager Carole Knapel presented the staff report on this item. On November 7, 2005, the council authorized the construction of the Springfield Justice Center project through the use of the construction manager/general contractor (CM/GC) process. Staff will brief the council on the selection process and identify the top-ranked firm.

The city received three proposals in response to the Request for Proposals (RFP) for CM/GC services for the Springfield Justice Center. The proposals were reviewed in accordance with the selection criteria identified in the RFP as modified by council on November 7. The Selection Committee included Mike Kelly, Len Goodwin, Dave Puent, Jerry Smith, Rich Harrison, Jon Hiltbrand, Al Peroutka and Carole Knapel. Councilor Woodrow, Councilor Pishioneri and Carl Sherwood participated as non-voting members.

Each of the firms was interviewed on December 1, 2005. A spreadsheet of the scores for each firm was prepared.

Ms. Knapel distributed the matrix of the three applicants. She said two of the firms were very close in the scoring. She explained the matrix and discussed the scores. She said Heery-Hyland Construction scored slightly higher than the next ranked firm. After checking references, the selection committee recommended council authorize staff to proceed with negotiation with Heery-Hyland Construction.

Councilor Ballew asked about getting the documents sooner.

Ms. Knapel said interviews were Thursday, reference checks were on Friday and the committee met this morning.

Mayor Leiken said Heery-Hyland was topnotch and he would recommend them for any major project. He thanked the committee for their due diligence and felt they made a great choice.

Councilor Ballew noted that the difference between Heery-Hyland and Dunn-Chambers was only a few tenths.

Councilor Woodrow said those on the committee agreed that all three firms would have done a great job. Based on the scores and the results of the reference checks, the committee recommended Heery-Hyland.

Councilor Ballew asked if Heery-Hyland was ready to begin on the project.

Councilor Pishioneri said they were and that was another reason the committee selected them for this project.

**IT WAS MOVED BY COUNCILOR WOODROW WITH A SECOND BY COUNCILOR LUNDBERG TO ENTER INTO NEGOTIATIONS WITH HEERY-HYLAND FOR THE RECOMMENDED CONSTRUCTION MANAGER/GENERAL CONTRACTOR. THE MOTION PASSED WITH A VOTE OF 6 FOR AND 0 AGAINST.**

ADJOURNMENT

The meeting was adjourned at 5:32 pm.

Minutes Recorder – Amy Sowa

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Sidney W. Leiken  
Mayor

Attest:

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Amy Sowa  
City Recorder