

**CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES**  
with a Guaranteed Maximum Price for the Design and Construction of  
the new **Belknap Exhibit Center** in Crook County, Oregon

Date of Issue:	February 18, 2022
Mandatory Pre-Proposal Meeting	1:30 PM PST, March 3, 2022
Closing Time and Date:	3:00 PM PST, March 17, 2022

**PUBLISHED NOTICE: REQUEST FOR PROPOSAL  
AND EXEMPTION FROM COMPETITIVE BIDDING**

The Crook County Court requests proposals from experienced Construction Managers/General Contractors (CM/GC) to assist in the design and to construct the planned Belknap Exhibit Center located in Crook County, Oregon (the “Project”). It is the intent of the County Court to enter into a contract with the selected CM/GC, which will include a Fixed Fee and a Guaranteed Maximum Price for the entire scope of the work. The selected CM/GC shall execute and perform all services required by AIA contracts A133™ and A201™. CM/GCs responding to this request will be evaluated based upon their qualifications, prior experience, proposed schedule and plan for completing the work, associated fees, local knowledge, and other relevant factors.

The Crook County Court will hold a public hearing at its regular County Court meeting on March 2, 2022, at 9 AM PST; 320 NE Court Street, Prineville, Oregon 97754 (WebEx 1-408-418-9388; code 1265386281); for the purpose of taking comments on the draft findings for an exemption from the competitive bidding requirement under ORS 279C.335. Copies of the draft notice are available to the public by calling the Crook County Administration Office (541) 447-6555.

The Project will include the design and construction of the planned Belknap Exhibit Center and the development of all required on and off-site improvements to meet local codes and accommodate Project program requirements. Copies of the Request for Proposal document may be obtained by calling the Crook County Administration Office (541) 447-6555 or in person at 203 NE Court Street, Prineville, OR 97754. There will be a **mandatory** pre-proposal meeting March 3, 2022, at 1:30 PM PST at 301 NE 3<sup>rd</sup> Street, Suite 200 in Prineville or join remotely via WebEx 1-408-418-9388, code 25540925608, followed by a voluntary site visit at the Project location.

Proposals are due prior to 3:00 PM PST, March 17, 2022, and must be enclosed in a sealed envelope and either mailed to Crook County Courthouse, Administration Office, 300 NE Third Street, Prineville, Oregon 97754, or hand delivered to Crook County Administration Office, 203 NE Court Street on or before the deadline. Proposals received after the specified time will not be considered. The Court may interview one or more of the top finalists, which are tentatively scheduled for March 24, 2022. The Crook County Court anticipates selecting the highest-ranked proposal on April 6, 2022.

All proposers must be registered with the Oregon Construction Contractors Board prior to submitting proposals. Failure to register will be sufficient cause to reject proposals as non-responsive. For the construction phase of this project, the provisions of ORS 279C.800 through 279C.870, relative to prevailing wage rates, shall be complied with by the Contractor and subcontractors.

This solicitation does not obligate Crook County to pay any costs incurred by proposers or to select any proposer who responds. The County reserves the right to reject any proposal not in

compliance with all prescribed requirements and may reject for good cause any or all proposals upon a written finding that it is in the public interest to do so.