



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



Portland Open Space Sequence Restoration

November 2, 2016

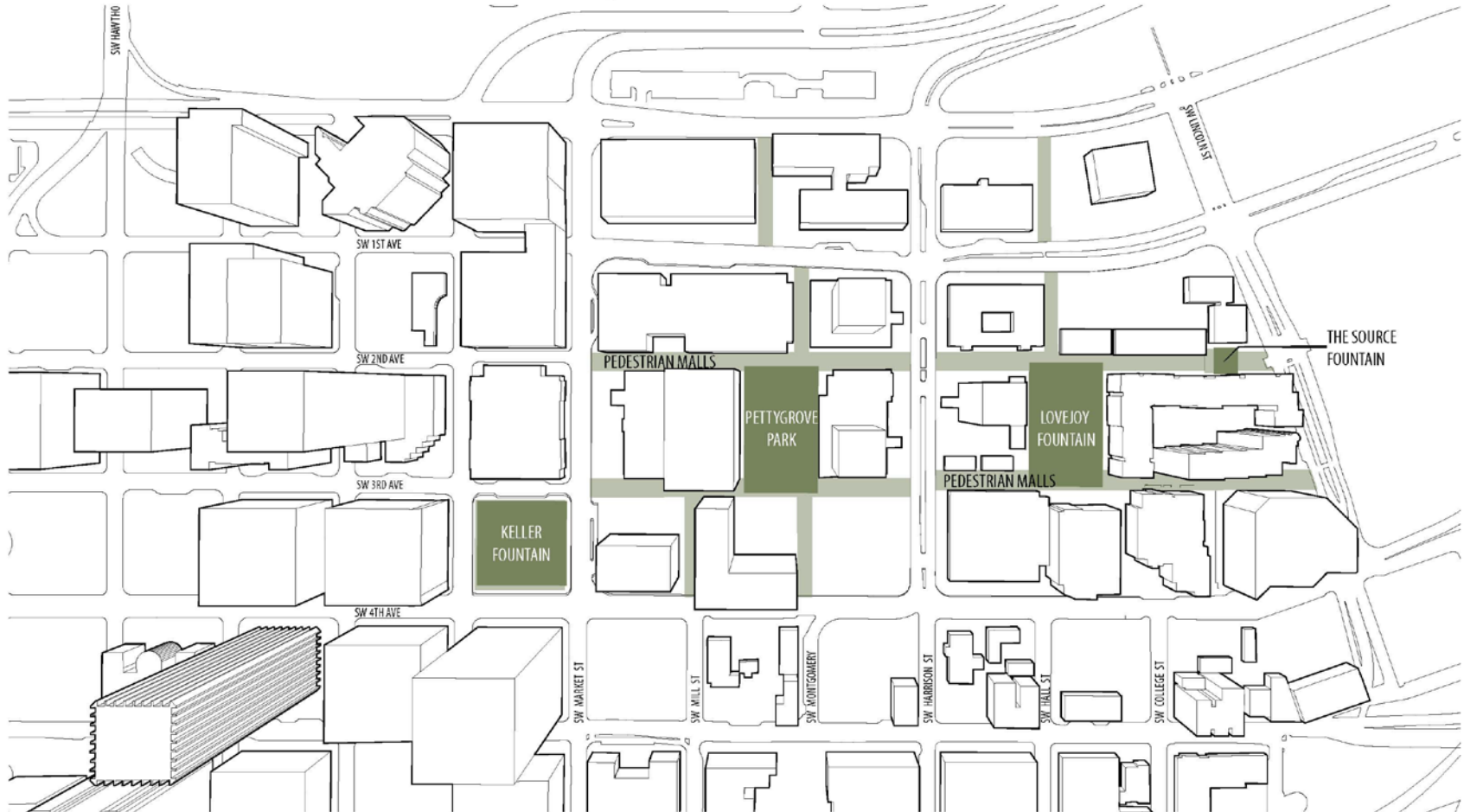
Lauren McGuire, Parks Development Program Manager & **Sandra Burtzos**, Capital Project Manager

Larry Pelatt, Purchasing Manager

Andrew Aebi, Local Improvement District Administrator

Portland Open Space Sequence

PORTLAND OPEN SPACE SEQUENCE RESTORATION



Portland Open Space Sequence



Lovejoy Fountain



Pettygrove Park

Significant Urban Plazas

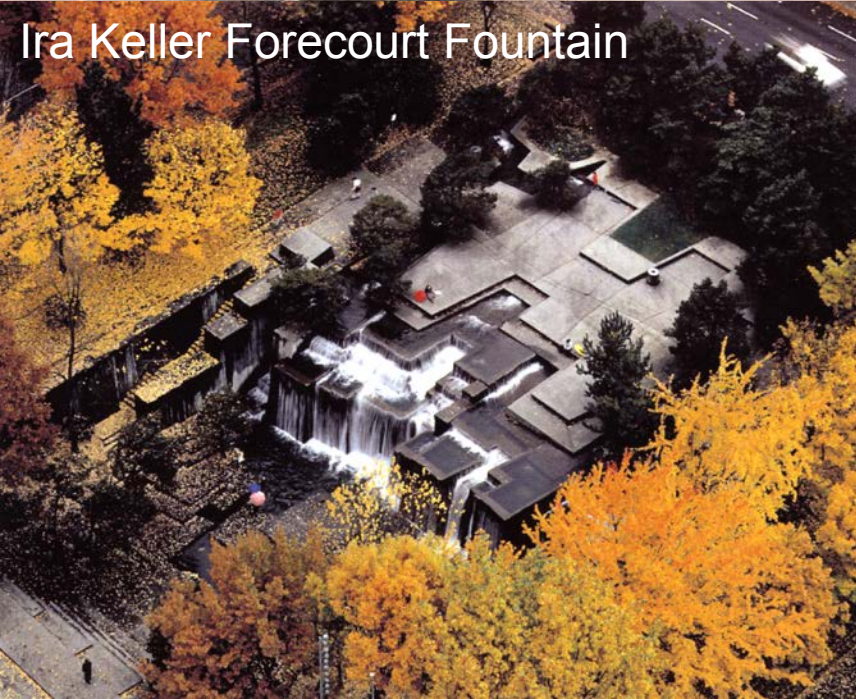
- Designed by Lawrence Halprin & Associates.
- Internationally celebrated
- Influential works of landscape architecture.

Portland Open Space Sequence

The Source Fountain



Ira Keller Forecourt Fountain



Significant Urban Plazas

- The first downtown full-block fountain plazas.
- Inspired future generations of urban park building in Portland.

Portland Open Space Sequence

Private Partner:

Halprin Landscape Conservancy

- National Register of Historic Places in 2013.
- Pursuing National Historic Landmark designation.
- Local Improvement District (LID) participation.



Project Purpose

Restore the Sequence

- Make critical repairs
- Restore key design elements



- Enhance safety
- Enhance accessibility
- Install energy efficient electrical systems
- Improve drainage and plumbing

Project Funding

Funding Sources

\$2,150,000 LID

\$1,500,000 2016 GF

\$ 200,000 2014 GF

\$3,850,000 TOTAL



Why Are We Here Today?

Two Authorizations:

1. Ordinance to Authorize Exemption for Contracting
2. Resolution to Initiate Local Improvement District Formation Proceedings



I. Exemption for CM/GC Process

Authorize:

- Exemption to competitive bidding requirements;
- Alternative contracting method of CM/GC



I. Exemption for CM/GC Process Findings

Competitive Bidding Requirements

- No favoritism
- Likely to save Project costs:
 - Contractor constructability review and value engineering assistance
 - Contractor's investigation
 - Early involvement to minimize change orders and construction impacts to the public



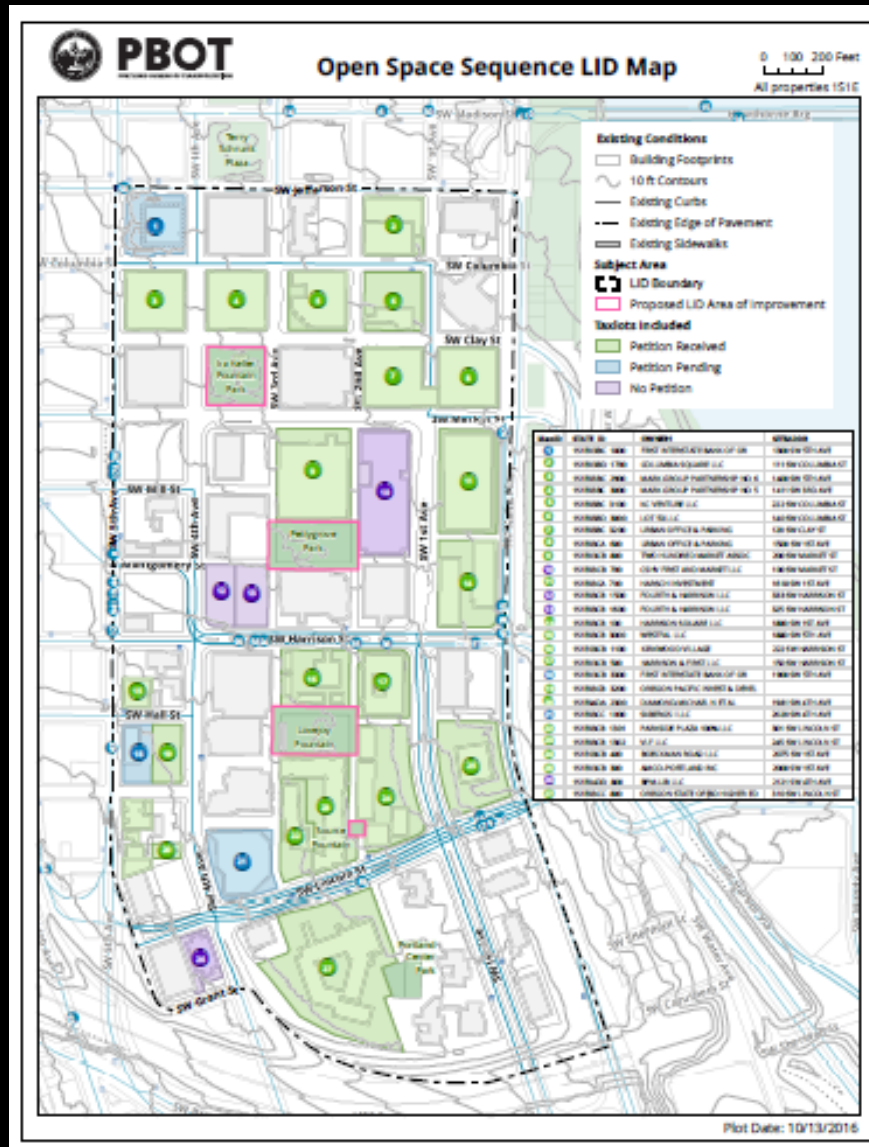
2. Initiation of LID formation proceedings

Advantages of LID leveraging HLC funds:

- Provides funding mechanism for area property owners to join together to invest in the restoration of the Sequence.
- Voluntary equal shares apportionment methodology (\$100 per equal share)
- Contribution may be financed for up to 20 years following final assessment



2. Initiation of LID formation proceedings



2. Initiation of LID formation proceedings

LID status as of Oct 10, 2016:

- \$1,268,800 in petition support received (59.0%)
- \$275,200 in pending petition support (12.8%)
- \$606,000 gap (28.2%)
- \$2,150,000 total LID (100.0%)

Next Steps:

- LID Formation Hearing
Dec 7, 2016
- Second Reading Dec 14, 2016



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