



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



Portland Open Space Sequence Restoration

November 2, 2016

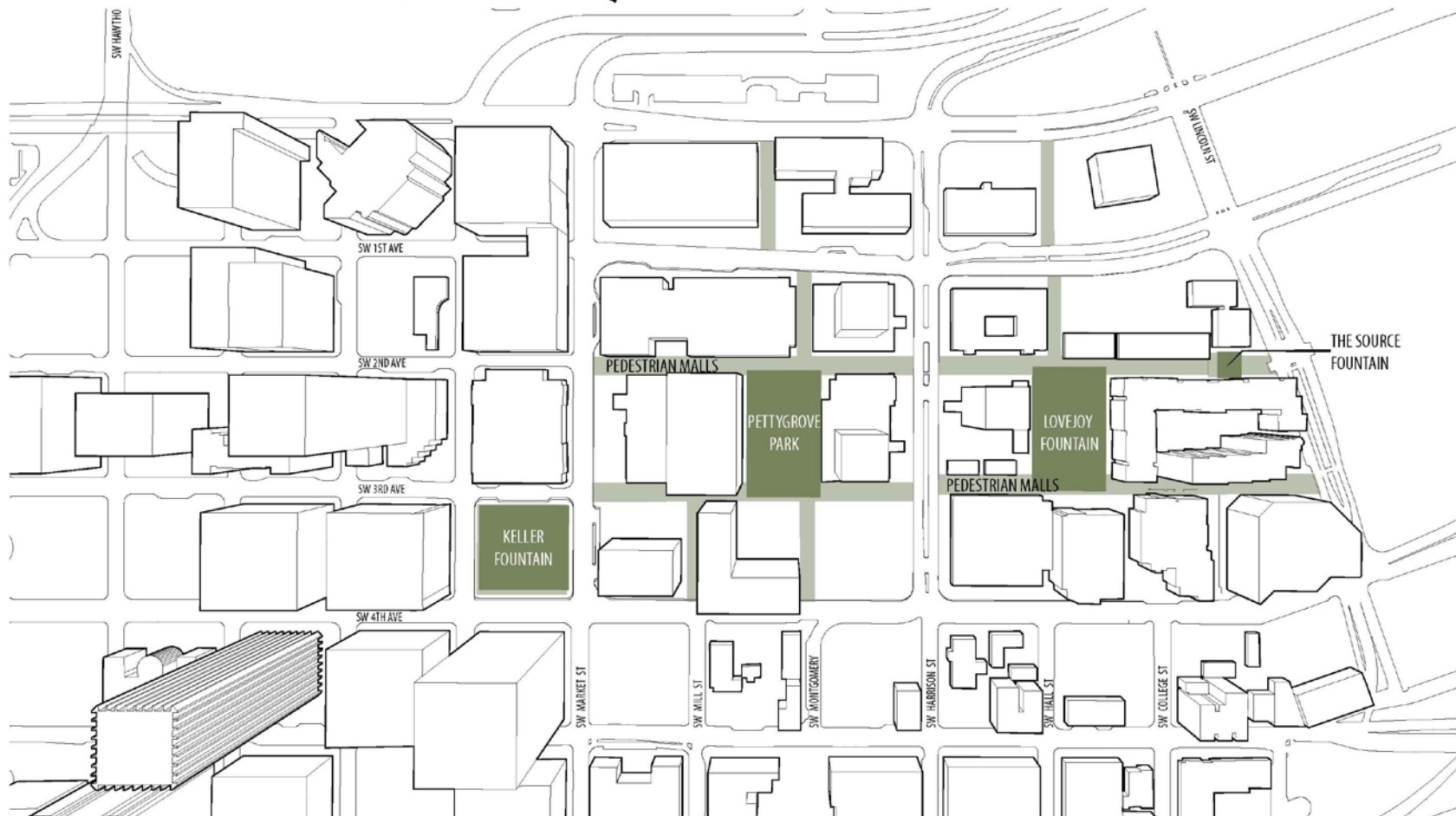
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Portland Open Space Sequence

PORTLAND OPEN SPACE SEQUENCE RESTORATION



Portland Open Space Sequence



Lovejoy Fountain

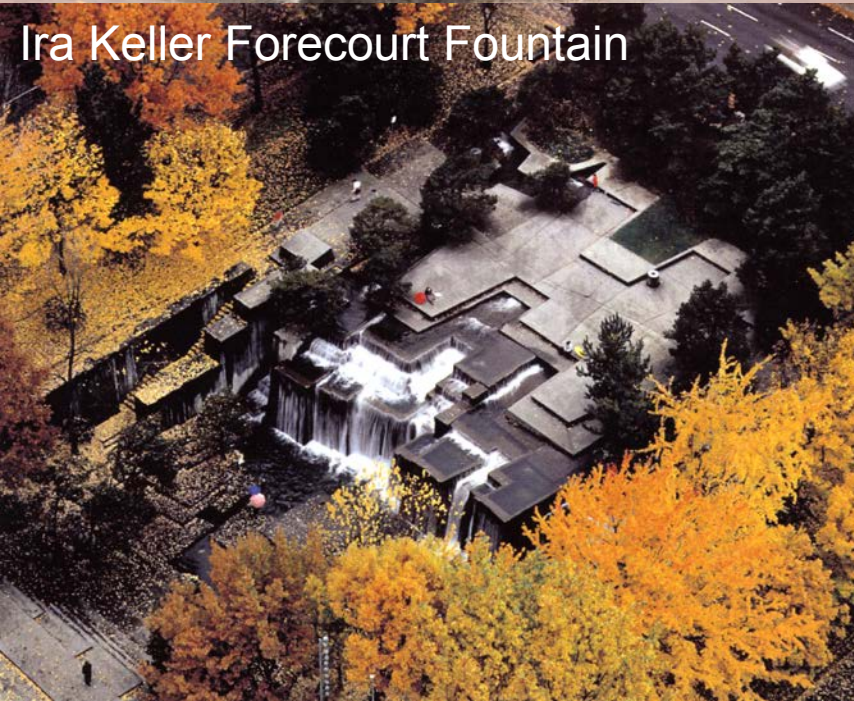


Pettygrove Park

Significant Urban Plazas

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

Portland Open Space Sequence



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

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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