



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Charlie Hales, Mayor
Fred Miller, Chief Administrative Officer
Ken Rust, Director, Bureau of Revenue & Financial Services

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REGULAR CALENDAR

November 9, 2016

TO THE COUNCIL:

Portland Parks and Recreation is the steward of over 10,000 acres of land at more than 250 locations throughout the City of Portland. It offers thousands of recreational and enrichment opportunities for people of all ages and abilities giving life and beauty to the City. The City of Portland ("City") Bureau of Parks and Recreation ("PP&R") established a set of guiding principles in its 2020 Vision Plan to deliver high quality parks and recreation services to all Portlanders.

One of the most loved facilities in the Portland Parks system is the City's "living room" Pioneer Courthouse Square at 701 SW 6th Avenue in the heart of Downtown. The 40,006 square foot Square was established in 1984 after winning an Architectural Design Citation from Progressive Architecture and is ranked one of the best public squares in the world. The Square hosts more than 300 events each year.

The Square costs an estimated \$1.2 million per year to maintain and is now in desperate need of renovation and repair, to address the failing waterproof membrane, deteriorating brick plaza, structural failures and stoa column repairs, as well as restroom upgrades for equity, safety and accessibility.

The renovation and reconstruction of Pioneer Courthouse Square is a very important step in the delivery of the Parks Replacement Bond projects. The Project represents the largest of the 2014 bond projects to be initiated. The Project's goal is to renovate the Square, and make other critical repairs to infrastructure and facilities in order to protect and ensure the public's safety, continued accessibility and enjoyment of the Square without changing the essential character of the Square.

Ordinance Number 187333 passed by Council on September 9, 2015 authorized Procurement Services to use an alternative contracting method to select a Construction Manager/General Contractor ("CM/GC") for the Pioneer Courthouse Square Renovation Project. The Chief Procurement Officer advertised Request for Proposals ("RFP") Number 00000198 on January 8, 2016, for pre-construction services and construction of the Pioneer Courthouse Square Renovation Project with a combined pre-construction and construction services estimate of \$8,065,000 million. PP&R rated the project estimate confidence level as Low at that time. On January 28, 2016 four (4) proposals were received. The proposals were reviewed, evaluated, and scored by a five (5)-member evaluation committee including a member of the Minority Evaluator Program in accordance with Portland City Code 5.34. The evaluation committee selected Balfour

An Equal Opportunity Employer

To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.

Beatty Construction LLC dba Howard S. Wright ("Howard S. Wright") as the highest scoring proposer. On May 17, 2016 the City entered into a pre-construction services contract with Howard S. Wright, for a sum not to exceed \$85,658.00.

The Chief Procurement Officer recommends the award, of a CM/CG contract to Howard S. Wright for construction of the Pioneer Courthouse Square Renovation Project. The Guaranteed Maximum Price ("GMP") includes a base bid of \$6,924,740.00 plus the alternates totaling \$665,539.00 for a total of \$7,590,279.00 as stated in the GMP Exhibit A, attached to this report.

Howard S. Wright and their subcontractors at all tiers have made a commitment of 39% utilization of certified disadvantaged, minority, women and emerging small business ("D/M/W/ESB") subcontractors, material suppliers and manufacturers on this project. This equates to \$2,028,704.00 of the direct hard construction costs of \$5,148,979.00. The D/M/W/ESB Subcontractor and Supplier Plan is attached to this report as Exhibit B.


Howard S. Wright has a current City of Portland Business Tax Registration and is EEO and EBO compliant. The company is located in Portland, Oregon, and is not a State Certified D/M/W/ESB Contractor.

The Pioneer Courthouse Square Renovation Project will be funded through PP&R's 2014 Replacement Bond with an additional \$150,000.00 of System Development Charges ("SDC") funding allocated for upgrading the restroom to an all-user, equitable restroom.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount be furnished by the Contractor.

It is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final contract amount be furnished by the Contractor before final payment is released.

Recommended by:

Christine Moody - 

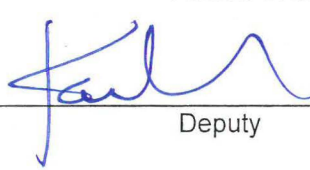
Christine Moody
Chief Procurement Officer
CM:cek

1249

Agenda No.
REPORT

Title

Accept Guaranteed Maximum Price of \$7,590,279 from Balfour Beatty Construction LLC dba Howard S. Wright for the construction of the Pioneer Courthouse Square Renovation Project (Procurement Report - RFP No. 0000198)

INTRODUCED BY Commissioner/Auditor: Mayor Hales	CLERK USE: DATE FILED <u>NOV 01 2016</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales	Mary Hull Caballero Auditor of the City of Portland
Position 1/Utilities - Fritz	By:  Deputy
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick	
BUREAU APPROVAL Bureau: BRFS/Procurement Bureau Head: Christine Moody <i>CM</i>	ACTION TAKEN: NOV 09 2016 ACCEPTED PREPARE CONTRACT <i>LP</i>
Prepared by: Celeste King Date Prepared: October 14, 2016	
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan	
Council Meeting Date: 11/9/16	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: Total amount of time needed: (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 15 min. (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz ✓	
2. Fish	2. Fish ✓	
3. Saltzman	3. Saltzman ✓	
4. Novick	4. Novick ✓	
Hales	Hales ✓	