

ORDINANCE No. 188252

*Authorize a contract with Carleton Hart Architecture, PC for a Needs Analysis for Portland Fire & Rescue Logistics, Prevention, and Training, and Scenario Planning for the Parkrose SFC Jerome F. Sears Sites for a total not-to-exceed amount of \$180,264 (Ordinance; Contract No. 30005724)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland Fire and Rescue's (PF&R) Logistics and Prevention groups, along with Fire Station 23, are located on properties within an area called the "Clinton Triangle." The Clinton Triangle is bound by Powell Blvd on the south, Milwaukie Ave to the west, and Gideon St and light and heavy rail track to the northeast. The Clinton Triangle has been identified as a strategic site for redevelopment under the Central City 2035 Plan. The site is directly across the street from the new Orange MAX, and has excellent bus transit, bicycle, and pedestrian access to jobs and services. The City would like to redevelop the site with a mixed-use program to leverage the region's significant transit investment. The site's redevelopment will provide lower-income Portlanders with greater access to commercial and community services, education and employment opportunities.
2. Given broader City interests in this location, PF&R needs to find a new location or new locations for Logistics and Prevention that meets their business needs in a cost-conscious manner. Fire Station 23 will remain at the Clinton Triangle.
3. Relocating PF&R's logistics operations will provide an opportunity to upgrade facilities and operations to meet current needs, achieve greater efficiency, modernize operations, and prepare for growth. A modern repair and maintenance facility will make it easier to perform routine and essential maintenance operations in an ergonomic facility with improved on-site workflow spaces and inventory management. The development of the logistics facility will provide an opportunity to assess asset management improvements, and explore options for different maintenance regimes and approaches.
4. In the 2016-17 City of Portland approved budget, PF&R was directed to complete a full needs assessment that examines the costs and benefits of a consolidated Logistics, Prevention and Training facility, and dispersed facilities prior to committing additional one-time or on-going resources. PF&R was also directed to explore options for using the Jerome F. Sears site, or other City properties (such as Parkrose), as a home for the PF&R functions currently located on the Clinton Triangle.
5. The Bureau of Internal Business Services (BIBS), which is part of the Office of Management and Finance manages the Jerome F. Sears (Sears) site. The Sears site was identified as a potential Westside Emergency Operations Center. BIBS previously requested funding to renovate the Sears site for future occupancy, but was directed by City Council in the FY1617 budget to develop a comprehensive development, occupancy, and funding plan prior to completing improvements, (other than those necessary to maintain the structural integrity of the building).
6. PF&R and BIBS/OMF will work together to assess the feasibility of co-locating PF&R uses and Westside Emergency Operations uses at the Sears site. PF&R will also explore options for co-locating PF&R training and logistics functions at the Parkrose sites.

7. Work under this contract includes a needs analysis Portland Fire & Rescue Logistics, Prevention, and Training, and Scenario Planning for both the Parkrose and the SFC Jerome F. Sears Sites.
8. The services were advertised under RFP No. 00000400 and two responsive responses were received. The selection committee reviewed and scored the proposals in accordance with PCC 5.68 and selected Carleton Hart Architecture.
9. The City desires to enter into a PTE contract with Carleton Hart Architecture substantially in accordance with Attachment No. 1, for a not-to-exceed contract amount of \$180,264.
10. The M/W/ESB participation in this contract is 93%.
11. Costs for this contract are covered through interagency agreements with Portland Fire & Rescue and the Office of Management and Finance, who split costs 50/50.

NOW THEREFORE, the Council Directs:

- a. The Chief Procurement Officer is authorized to enter contract no. 30005724 with Carleton Hart Architecture in an amount not to exceed \$180,264 and in a form substantially in conformance with Attachment No. 1.
- b. The Chief Procurement Officer and the Auditor are hereby authorized to execute a payment authorization to Carleton Hart Architecture when demand is presented and approved by the proper authorities.

Section 2. The Council declares that an emergency exists to prevent delays in proceeding with the project. Therefore, this Ordinance shall be in full force and effect from and after its passage by Council.

Passed by the Council, MAR 01 2017


Mayor Ted Wheeler
Prepared by: Alex Howard/ds
Date Prepared: February 8, 2016

Mary Hull Caballero
Auditor of the City of Portland
By

Susan Parsons

Deputy

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INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler	CLERK USE: DATE FILED <u>FEB 21 2017</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - <u>WSD</u> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland By: <u></u> Deputy
BUREAU APPROVAL Bureau: OMF Bureau of Business Internal Services OMF CAO: Tom Rinehart <u>TR</u> Bureau Head: Bryant M. Enge <u>[Signature]</u> Prepared by: Alex Howard/ds Date Prepared: February 8, 2017	ACTION TAKEN:
Financial Impact & Public Involvement 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 checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <u>[Signature]</u>	
Council Meeting Date March 1, 2017	

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

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz <u>[Signature]</u>	
2. Fish	2. Fish <u>[Signature]</u>	
3. Saltzman	3. Saltzman <u>[Signature]</u>	
4. Eudaly	4. Eudaly <u>[Signature]</u>	
Wheeler	Wheeler <u>[Signature]</u>	