

ORDINANCE No.

188378

*Increase on-call contract with Scott Edwards Architecture, LLP by \$400,000 and add qualified subconsultants to provide owner's representative services for the Providence Park stadium expansion project (Ordinance; amend Contract No. 30005604)

The City of Portland ordains:

Section 1. The Council Finds:

1. The City's Spectator Venues Program within the Office of Management and Finance (OMF) oversees the Veterans Memorial Coliseum (VMC), Rose Quarter Parking Facilities, Rose Quarter Plaza, Providence Park and the Portland's Centers for the Performing Arts.
2. As the property owner, the City has responsibilities to protect the public's investments in these facilities and monitor all changes and enhancements to the properties based on the terms of the agreements with the operators.
3. The City of Portland and Peregrine Sports, LLC ("Peregrine") entered into a Redevelopment Agreement and Stadium Operating Agreement ("Agreements") on March 10, 2010, as approved by Ordinance No. 183516. The agreements outline the processes and procedures for construction activities at the stadium.
4. Peregrine is planning a privately funded, \$50 million expansion on the east side of the stadium. This project will add approximately 4,000 new seats to the venue. Current construction plans and timelines call for major work to begin in fall 2017 after completion of the Major League Soccer season.
5. Under the terms of the agreements, the City has a variety of design and construction review and approval responsibilities to perform as enhancements—such as this expansion project—are designed and built. The City requires an owner's representative team of experts to perform these technical tasks and ultimately ensure that Peregrine and their contractors deliver a functional, well designed and long-lasting product.
6. Due to Peregrine's desired timelines for design and construction, the City does not have adequate time to conduct a standard request for proposals (RFP) process to retain a qualified owner's representative team.
7. On-call Contract No. 30005604 was awarded to Scott Edwards Architecture LLP through competitive QBS RFP 00000405 in December 2016 with a three-year contract term.
8. Scott Edwards Architecture is a full-service local architecture firm with experience

on numerous civic and commercial projects in the Pacific NW. The City's Spectator Venues Program has worked successfully with them on past construction projects. The current on-call contract includes subconsultants for cost estimating and engineering services that will be utilized as necessary on the Providence Park project.

9. This amendment adds additional qualified subconsultants with expertise in construction project management and stadium design to create a well-rounded owner's representative team with the necessary expertise to represent the City's interests in the project.
10. The added construction project management subconsultant (Wenaha Group Inc.) is an Oregon COBID certified Minority Business Enterprise (MBE), Disadvantaged Business Enterprise (DBE), and Emerging Small Business (ESB). Wenaha Group is anticipated to perform a significant portion of the owner's representative work under this contract. The City's Spectator Venues Program has worked successfully with them on past construction projects.
11. The added architectural subconsultant (Sink Combs Dethlefs) is a national firm with demonstrated expertise in spectator venue design including stadiums and arenas, which will assure appropriate review of design elements related to the unique nature of a large stadium.
12. The additional compensation authorized by this Ordinance is \$400,000, which is 400% of the original contract amount of \$100,000. The new not-to-exceed amount of the contract is \$500,000, an amount believed to be sufficient to cover the City's services from the owner's representative team over the course of the two-to-three-year project. As it is an on-call contract, all work done will be subject to individual Task Orders.
13. This amendment requires Council approval because it exceeds 25% of the original contract amount.
14. Sufficient funding for this contract amendment resides in the Spectator Venues and Visitor Activities Fund 607000 in FY 2016-17 and is projected to be sufficient in subsequent years.

NOW THEREFORE, the Council directs:

- a) The Chief Procurement Officer is hereby authorized to sign Amendment No. 1 to Contract No. 30005604 between the City and Scott Edwards Architecture, LLP for services in accordance with Exhibit A attached hereto.
- b) The Mayor and Auditor are hereby authorized to draw and deliver checks payable to Scott Edwards Architecture, LLP, chargeable to OMF when demand is presented and approved by the proper authorities.

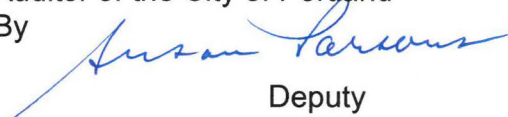
Section 2. The Council declares that an emergency exists because delay would impact the ability of the City's owner's representative team to immediately engage in the design process with the stadium expansion project architects and contractors, and further delay granting approvals required under the agreements that are critical to the project's schedule; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: MAY 17 2017

Mayor Ted Wheeler
Prepared by: Karl Lisle
Date Prepared: April 28, 2017

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

Agenda No. **188378**
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| <p>INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler</p> <p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>HW</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p> <p>BUREAU APPROVAL</p> <p>Bureau: OMF <i>TR</i> Bureau Head: Tom Rinehart</p> <p>Prepared by: Karl Lisle Date Prepared: April 28, 2017</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: N/A</p> <p>✓ City Attorney Approval: <i>68</i></p> <p>Council Meeting Date: May 17, 2017</p> | <p>CLERK USE: DATE FILED <u>MAY 09 2017</u></p> <p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN:</p> |
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| AGENDA |
| <p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p> |
| <p>CONSENT <input type="checkbox"/></p> |
| <p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 5 (for presentation, testimony and discussion)</p> |

| FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | |
|--------------------|---------------------------------|-------|
| | YEAS | NAYS |
| 1. Fritz | ✓ | |
| 2. Fish | ✓ | |
| 3. Saltzman | ✓ | |
| 4. Eudaly | _____ | _____ |
| Wheeler | ✓ | |