

IMPACT STATEMENT

Legislation title: *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)

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Purpose of proposed legislation and background information:

Peregrine Sports, LLC ("Peregrine") has proposed an expansion to the east side of Providence Park (stadium). The City, as the owner of the facility, has an obligation to ensure that any changes or enhancements to the building, such as the proposed expansion, meet design expectations and are built to last with future flexibility, adaptability and repair and maintenance costs in mind. In order to complete this oversight role, the City requires the expertise of an architectural, engineering, and construction project management team to act as the owner's representative during design and construction of the project.

Peregrine plans to begin construction in fall 2017 and has begun the City's design review process, with an initial Design Advice Request before the City's Design Commission scheduled to occur on May 11, 2017. Due to the ambitious design and construction timeline for the project, the City does not have enough time to run a standard formal RFP process for an owner's representative team.

This amendment allows the Spectator Venues Program to increase an existing on-call architectural services contract and adds subconsultants with specific expertise necessary for this owner's representative team.

City Council is anticipated to adopt a resolution on May 10, 2017 declaring their support for the expansion project at Providence Park. This legislation does not change any specific City policies and allows the City to comply in a timely manner with its obligations per the Redevelopment Agreement and Stadium Operating Agreements as signed by the City of Portland and Peregrine in 2010.

Financial and budgetary impacts:

The estimated \$50 million design, permitting, and construction cost of the expansion project will be paid for by Peregrine.

The City's Spectator Venues Program will cover the costs of the work done by the owner's representative team under this contract. Sufficient funding for the additional work to be performed under this contract resides in the Spectator Venues and Visitor Activities Fund 607000 and is projected to be sufficient in subsequent years.

The work that will result from this contract is instrumental in protecting the City's interest in ensuring that this expansion to the stadium meets the City's expectations of functionality, public safety, durability, flexibility and long-term repair costs.

This amendment does not change revenues, funding sources, staffing levels, or commit the City to spending the additional contract amount, as it is an on-call contract and all work will be subject to individual Task Order approvals.

Community impacts and community involvement:

While the work under this Contract has no direct community impact nor does it require community involvement, the stadium is an important community asset and it is in the public interest to make certain that any additions and changes to the stadium enhance its ability to continue to perform that role over the long term.

An expansion of Providence Park will provide additional capacity and help Peregrine Sports address a significant unmet demand for tickets to Portland Timbers games; the current waiting list for season tickets is approximately 13,000.

Providence Park is subject to Zoning Code requirements for a Good Neighbor Agreement (GNA) as defined in City Code 33.510.115. The current GNA, dated February 17, 2010, calls for review and update of the GNA if Additional Construction, as defined in the GNA, occurs that is in excess of \$500,000. The GNA Oversight Committee began meeting in March 2017 in anticipation that an expansion might occur, and expects to make recommendations on updating the required construction mitigation plan and community outreach plan prior to the beginning of construction. The Oversight Committee will also determine if revisions to the Good Neighbor Agreement and Comprehensive Transportation Management Plan are needed and make recommendations on those prior to City Council consideration of them.

The stadium expansion is subject to a land use review under Design Review, which will begin on May 11, 2017 with a Design Advice Request before the Portland Design Commission. Review and approval of the Major Encroachment by the City Council is also required.

Budgetary Impact Worksheet**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.
☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount