



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

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REGULAR CALENDAR

December 6, 2017

TO THE COUNCIL:

The City of Portland Bureau of Transportation ("PBOT") is responsible for transportation operations and improvements within the City's public rights-of-way. It is also assigned responsibility for the management and continuing operations of the SmartPark garage system.

The 10th & Yamhill SmartPark Garage ("Garage") is a seven-story building with 27,000 square feet of leasable retail space at or near the ground level with 795 parking spaces on floors two through seven. This Garage serves approximately 500,000 customers annually and has reached a critical juncture in its long term major maintenance lifecycle and is in desperate need of renovation and repair.

As part of the City's SmartPark System, the Garage lends vital support to the downtown retail core by providing short-term parking at affordable rates to customers of nearby office, retail, and restaurant businesses. Since 2001, a series of planning documents were drafted and redevelopment scenarios pursued, all of which included re-positioning the Garage to be a catalyst for development, strengthening the City's retail core, and responding to residents' and business owners' concerns regarding the vitality of the area. Some of those reports include:

- BOOR/A Study 2004 – studied the urban context of the area and looked at design options for the building
- Carl Walker/Lerch Bates Study, 2004 – reported on elevator requirements and the feasibility of upgrading the elevators
- Berger/ABAM Study 2008 – a structural engineering assessment including a seismic assessment
- MIG, Inc. ADA Transition Plan Facility Report, 2013 – accessibility inspection and compliance assessment along with identification of accessibility issues or barriers to be addressed
- And multiple other maintenance and design studies

Under PBOT's management, it was determined that the Garage requires significant improvements beyond what could be considered standard maintenance and upkeep activities. The most viable development program is to retain the structure and address issues as part of a 10th & Yamhill SmartPark Garage Renovation Project (Project),

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.

including but not limited to, the building systems, ADA compliance, and interior and exterior retail space.

The Project is consistent with the initial goals approved by City Council last year:

- Preserve the building while bringing it into compliance;
- Support downtown retail and multimodal transportation goals; and
- Create a downtown retail hub with high quality, affordable spaces for local Portland brands to offer their wares to the Central City's wide demographic market.

In 2014, PBOT and Prosper Portland developed a partnership to move this renovation project forward by hiring a design and engineering firm to develop an initial project scope to address the building deficiencies. This scope incorporated all reports and analysis that had been done over the previous decade.

The scope of the improvements includes:

- Addressing all of the general & deferred maintenance
- ADA improvements including elevator and stair replacement
- Parking and lighting improvements
- Street level storefront improvements
- Interior space improvement (facelift for the space plus new mechanical systems and ADA improvements)

A blend of tax-increment financing and garage revenue will be used to fund the project. Prosper Portland will provide a contribution of \$5 million toward the Project. An existing Intergovernmental Agreement (City Contract # 30005195) between the City and Prosper Portland outlines the conditions of the contribution. The Bureau of Transportation will be contributing the remaining funds through the Parking Facilities Fund. The project is included in PBOT's current fiscal year budget and will extend to fiscal year 18/19.

Since the 2014 re-start of the project, staff coordinated the design approach with the Portland Business Alliance (PBA) as conveners of the initial Downtown Retail Strategy and as retail experts in this market. PBA has relayed project purpose and updates to the downtown retailers via the Downtown Retail Council. PBOT and Prosper Portland staff have presented the design intent and tenancing approach to the Downtown Retail Council. Staff have presented the project to the Portland Design Commission twice; the Commission approved the design at a public hearing on October 19, 2017.

Ordinance Number 187950 passed by Council in August 2016 authorized Procurement Services to use an alternative contracting method to select a Construction Manager/General Contractor ("CM/GC") for the 10th & Yamhill SmartPark Garage Renovation Project. The Chief Procurement Officer advertised Request for Proposals ("RFP") Number 00000423 on December 5, 2016, for pre-construction services and construction of the 10th & Yamhill SmartPark Garage Renovation Project.

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 Beatty Construction LLC dba Howard S. Wright ("Howard S. Wright") as the highest scoring proposer. Howard S. Wright Inc. was selected and awarded pre-construction contract #30005862 effective May 15, 2017.

The Chief Procurement Officer recommends the award, of a CM/CG contract to Howard S. Wright for construction of the 10th & Yamhill SmartPark Garage Renovation Project. The Guaranteed Maximum Price ("GMP") includes a base bid of \$17,885,767.00, 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 23% 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 \$3,540,931.00 of the direct hard construction costs of \$15,226,612.00. The D/M/W/ESB Procurement and Community Benefits 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.

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:

Larry Pelatt
Chief Procurement Officer



November 6, 2017

Larry Palett
OMF Bureau of Revenue and Financial Services – City of Portland
1120 SW Fifth Ave., Suite 750
Portland, OR 97204

RE: 10th and Yamhill Smart Park Renovation Project – Construction Services
Guaranteed Maximum Price (GMP) Proposal

Dear Mr. Palett,

Enclosed find our GMP proposal for the 10th & Yamhill Smart Park Renovation Project. In development of GMP price, Howard S. Wright (HSW) have utilized the 50% Construction Document Plans dated September 15, 2017, 50% Construction Document Specifications dated September 15, 2017, FFA Addendum No. 1 dated October 02, 2017 and General Conditions dated October 31, 2017. Our assumptions and clarifications related to this GMP are;

1. P&L insurance will be carried by HSW and its design-build subcontractors only.
2. The GMP and schedule are based on all retail level tenants vacating the property prior to Contractor mobilizations.
3. The GMP is based on the Owner pruning the existing trees prior to construction mobilization.
4. Hazardous materials removal and abatement services will be provided by the Owner except for the lead paint in the traffic striping and the elevator doors.
5. It is anticipated that the native soil can be reused to backfill and compact at new interior below grade plumbing & drain line locations.
6. Prevailing wage rates are based on the first date of bid specifications.
7. The existing vented metal decking located at levels 6 and 7 is heavily covered in paint/coatings. The paint/coating may be preventing the vents from adequately allowing slab moisture to dissipate. It has been recommended the slab moisture content be tested before applying traffic coating. If the moisture readings are out of compliance for the assumed product, a secondary treatment may be required. The GMP does not include the secondary treatment.
8. All existing garage slab cracks under 1/8" will require additional traffic coating preparation. This additional preparation is included in the GMP. All cracks 1/8" or greater will require epoxy injection. The GMP includes an Allowance for 1/8+" crack mitigation and/or substrate repair.
9. The traffic coating system will transition at gridline 3 between greater thickness requirements at level 2 and the balance of the garage.
10. The traffic coating cost is based on BASF Master Top SRS Traffic Coating System being accepted by the design team and Owner.
11. Traffic coating seams will be visible at phasing transition locations.
12. The traffic coating installation may be odorous. The GMP is based on the installation taking place during normal hours. HSW recommends outreach to all neighboring businesses prior to the installation.
13. The GMP and project schedule are based on PT cables being located at the fifth level only.
14. Installing (12) new Owner furnished ticket machines (with power), relocating (2) existing ticket machines (with temporary power and low voltage connections) and removal of (2) ticketing machines has been included. Programming, training and/or equipment (supply) is by Owner.

15. The use of the 7th floor for laydown per the Site Logistics Plan is anticipated. It is assumed that deliveries to parking areas will not incur parking fees.
16. It is assumed that (140) parking stalls during phase 1 and (80) parking stalls during phase 2 will not be available to the public.
17. The GMP includes the cost to clean but not replace the existing kitchen grease duct.
18. Scope of work at the Portland Streetcar Substation Room will require the shutdown, removal and reinstallation of existing electrical equipment and lighting. The GMP is based on reinstallation of the existing equipment and not replacement. The relocation of the equipment will take place during the Streetcar's normal non-operation time. HSW & Cochran will account for any required power downs and testing during the work. A detailed hour by hour schedule for the Streetcar work will be developed and approved by Portland Streetcar, PBOT and SOJ prior to the work taking place. The plan will also include CMU demolition activities. Equipment and other items to be relocated are based on LTK Engineering Services as-built drawings E110 dated 6/1/01 (light switch, light fixture repositioning, Battery Charger, Work Station, DC Distribution Panel, Circuit Breaker Test Box & Disconnect Switch). The GMP includes relocating the equipment once to its final installation location on the West wall.
19. The GMP assumes a height of four feet for wall protection in Corridors.
20. The GMP does not include security services or site security enhancements due to riots, vandalism/trespassing and/or civil unrest.
21. The GMP includes rubber base in lieu of the aluminum base in the Commons area.
22. The hollow metal doors & frames budget is based on an accepted substitution from the listed manufacturers to Stiles.
23. The current drawings include approximately 16,000-sf of cementitious topping for ADA slope modifications. The area for ADA sloping is being reduced by the design team. The GMP includes an Allowance for this scope of work, which is based on 5,450-sf of modifications.
24. Specification section 07 7273 (Layered Vegetated Roof) notes a "Maintenance Period" but does provide a maintenance duration. The GMP has included a two-year maintenance period for the Layered Vegetated Roof.
25. The GMP includes an Allowance for reconfiguring head layout or installing a water-curtain suppression system at the interior Commons entry glazing in lieu of fire rated glazing. Fire rated glazing is excluded from the GMP budget.
26. The Warmer Shell scope and budget is based on the attached marked-up drawings dated 10/30/17.
27. The GMP includes the following scope of work at the existing Sand Filter; re-plumbing/connections of required piping, perforating the vault bottom (if needed) and backfill of vault with CDF.
28. The GMP includes FRP panels in lieu of Rigid Vinyl Sheeting in the Corridors.
29. The following additional items are anticipated in the GMP estimate;
 - a. Required caulking.
 - b. Slab dowels at CMU walls, slab infills and footings.
 - c. Core drilling for MEPF systems.
 - d. Slab removal and replacement for below grade plumbing.
 - e. Existing elevator piston removal.
 - f. Mechanical openings at existing concrete & CMU walls.
 - g. Vapor barrier at slab-on-grade areas.
 - h. Precast concrete cladding connections required but not fully detailed.
 - i. If required, housekeeping pads at mechanical & electrical equipment.
 - j. MEP equipment structural supports and/or bracing.
 - k. Additional bollards at mechanical equipment.
 - l. Permanent roof top access ladders.
 - m. Miscellaneous support steel.
 - n. Column and base grouting.

- o. Access panels.
 - p. Minor door hardware modifications.
 - q. Restroom mirrors.
 - r. Recommended Mock-ups not noted in the specifications (in-place curtainwall, in-place storefront and in-place wall cladding).
 - s. System to system transition details.
 - t. Flashing details.
 - u. Irrigation backflow preventer.
 - v. Minor stud gauge modifications.
 - w. In-wall blocking/backing.
 - x. Soffit conditions not fully developed.
 - y. ACT ceiling edge treatment.
 - z. Corner guards at the retailer level.
 - aa. Fire suppression system at the elevator hoist ways.
 - bb. Minor building enclosure details.
 - cc. Miscellaneous embeds.
 - dd. Reinforcing trim bar, edge bar and drag bars.
 - ee. Reinforcement at slab steps.
 - ff. Removal of all applicable MEPP systems and equipment.
 - gg. Fire stopping.
30. The GMP includes installing owner provided street lighting as follows; (2) new street poles and luminaires on 10th Ave, replace luminaires on (3) twin poles on Yamhill & (3) twin poles on Morrison, replace luminaires on (2) single poles on 9th Avenue.
31. The GMP is based on the accepted aluminum elevator sills in lieu of the specified nickel sills.
32. The GMP includes an Allowance of \$42,500 for the (2) mechanical enclosures on the 2nd floor.
33. HSW will be requesting an exemption for the 9th Avenue sidewalk closure during the holiday and Rose Festival moratoriums.

The General Conditions allowable reimbursement include the following;

Project Management

Senior Project Manager

Project Engineer #1

Project Engineer #2

Project Coordinator (for project specific time only)

Scheduler (for project specific time only)

MEP Coordinator (for project specific time only)

BIM Coordinator (for project specific time only)

Safety Coordinator (for project specific time only)

Superintendent

Miscellaneous General Conditions

Tool Trailer

Superintendent Truck Rental (Includes Fuel & Maintenance)

Parking

PM Auto Allowance

Travel Expenses for QA/QC Inspections

Fuel for Superintendents Truck
Temporary Toilets For Construction Personnel Only

HSW and PBOT have developed a register of Allowances, which are included in the base GMP amount.

1. An Allowance of \$20,000 has been included to remove and dispose of miscellaneous tenant items left inside the structure. The Allowance will cover labor, equipment, dumpsters, disposal costs and all other miscellaneous costs associated with this scope. The Allowance does not include removal of hazardous materials, oil/grease removal and/or salvage/saving items.
2. An Allowance of \$97,500 has been included for miscellaneous concrete repair and patching.
3. An Allowance of \$18,000 has been included for epoxy injection repair at garage level slabs.
4. An Allowance of \$18,000 has been included for spandrel injection repair.
5. An Allowance of \$40,000 has been included for rehabilitation of existing steel structure. This Allowance does not include standard cleaning & preparation noted in section 09 9113.
6. An Allowance of \$13,740 has been included for canopy window film.
7. An Allowance of \$20,480 has been included for curtain wall window film.
8. An Allowance of \$51,000 has been included for cladding embeds & supports required but shown in the 50% CD documents, per notes on plan sheet S-001.
9. An Allowance of \$5,000 has been included for permanent roof access at the two new elevator overruns.
10. An Allowance of \$5,000 has been included for elevator flooring.
11. An Allowance of \$35,000 has been included for IT upgrades not included in the 50% CD documents.
12. An Allowance of \$25,000 has been included for exterior and garage interior signage. Allowance includes brackets, support attachments/embeds, labor and supply.
13. An Allowance of \$25,000 has been included for Code & Wayfinding signage. Allowance includes brackets, support attachments/embeds, labor and supply.
14. An Allowance of \$20,000 has been included for interior signage at the retail level. Allowance includes brackets, support attachments/embeds, labor and supply.
15. An Allowance of \$190,750 has been included for ADA sloping modifications at the NE & SW corners of levels 2-5. The Allowance includes substrate preparation (bushing, grinding & roughening), material, sawcutting, reinforcement, survey and installation.
16. An Allowance of \$42,000 has been included for anti-graffiti coatings. The assumed areas to receive the coatings are areas within the garage level walls, stairwells, precast cladding and the ground level that are typically susceptible to graffiti.
17. An Allowance of \$29,400 for lighting enhancements at the Commons area has been included in the GMP.
18. An Allowance of \$15,000 has been included for either reconfiguring fire suppression head layout or installation of a water-curtain suppression system at the Commons ADA entry glazing in lieu of fire rated glazing.
19. An Allowance of \$42,500 has been included in the GMP for the two mechanical system enclosures located on the second level. The Allowance value includes support steel, doors/frames/hardware and enclosure panels.

Additionally, the following items are excluded from the GMP;

1. Furniture, Fixtures and Equipment (FF&E), except ticketing machines, street lights, microwaves, refrigerators and vending machines, which are OFCI.

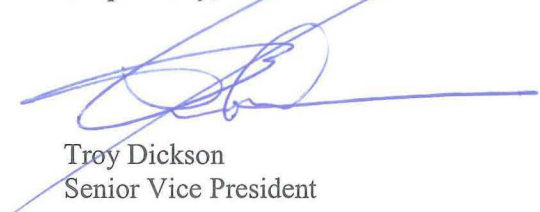
2. Pruning of existing trees.
3. Direct Digital Controls (DDC) system.
4. Energy modeling.
5. Existing grease duct replacement.
6. Power and water consumption for construction.
7. Architect & Engineer costs except as required by the Contract Documents.
8. Third party testing and/or inspection.
9. Crack and/or settlement Builders Risk Insurance.
10. Art removal, coordination and/or installation.
11. All Regional Arts & Culture Council scope of work.
12. Heat tape at exterior domestic water lines.
13. Mechanical storm water treatment devices, systems and/or equipment.
14. Supply of ticketing machines.
15. CCTV system.
16. Repair and/or replacement of the existing garage floor drains, trench drains and/or piping.
17. Level 7 Expanded Metal Enclosure.
18. Traffic coating at stairs.
19. Level 5 GWB finish.
20. Aluminum floor base.
21. Scrim supply.
22. Fire rated glazing.
23. Wireless Access Points (WAP) at the retail, restaurant and/or Commons area.
24. TriMet fees and/or licensing agreements.
25. Cleaning and/or removal of existing Sand Filter contents.
26. Supply of electric vehicle charging stations.
27. Chain link fences and gates.
28. Fluid-applied polyurethane with slip-reducing aggregate surface (Alternate #2 noted in section 01 2300 1.03).
29. Glazing GL-1, GL-2, GL-3 & GL-4 revised to be PPG Solarban 60-Starphire in IGU types and starphire in monolithic types (Alternate #1 noted in section 01 2300 1.03).
30. Nickel elevator sills.
31. The current IT scope and cost includes pathway only, except at the Parking Enforcement area.

HSW and PBOT have developed the following Risk Responsibility Matrix;

1. Procurement of subcontractors and suppliers for complete scope of work. 100% CM/GC.
2. Portland Streetcar and TriMet coordination. 100% CM/GC.
3. Mechanical, Electrical, Plumbing and Fires Suppression design completion. 100% CM/GC.
4. Timely submittals, procurement and installation of long lead time materials/fabrication necessary to maintain baseline project schedule, to include but not limited to expedited shipping, resequencing work, overtime work etc. 100% CM/GC.
5. The CM/GC will be responsible for coordinating construction activities to maintain public parking access. 100% CM/GC
6. Environmental soil contamination or other site contamination to include but not limited to sampling, excavation, handling, capping or disposal as may be required by DEQ. 100% Owner.
7. All cost and schedule impacts due to hazardous materials, abatement/removal and its effects. 100% Owner.
8. Impacts due to unusually severe weather. 100% Owner.

9. Unsuitable geotechnical conditions necessary to complete the work, not shown on drawings or found in Geotechnical Reports. 100% Owner.
10. Impacted access to the Project site due to protest and/or civil unrest. 100% Owner.
11. Permit milestones, scope revisions, design revisions and/or retail reconfiguration. 100% Owner.
12. Public outreach, management of press to include but not limited to public notices and response to public inquiries. Public records requests and interactions with news media that require Contractor participation at the request of the Owner. 100% Owner.
13. Responsibility for coordinating jobsite and construction-related communications with the public with regard to ongoing construction activities. 100% CM/GC

Respectfully,



Troy Dickson
Senior Vice President

cc: Chris Armes – Portland Bureau of Transportation
Grant Morehead – Portland Bureau of Transportation
Kim Know – Shiels / Obletz / Johnson
Carter MacNichol – Shiels / Obletz / Johnson



Howard S. Wright

a Balfour Beatty company

Project:	10th & Yamhill Garage - GMP	No.:	5.1 - GMP
Location:	Portland, OR	Date:	11.6.17
Owner:	City of Portland	Estimator:	McGrew/Braun
Architect:	FFA Architecture	GSF:	274,038
System	Unit Cost		Total
Sitework	\$	1.35	\$ 368,617
Foundations	\$	-	\$ -
Substructure	\$	2.81	\$ 770,336
Superstructure	\$	5.73	\$ 1,569,112
Exterior Closure	\$	15.60	\$ 4,275,346
Roofing	\$	0.35	\$ 96,772
Interior Construction	\$	8.30	\$ 2,274,264
Warmer Shell	\$	1.74	\$ 477,664
Conveying Systems	\$	4.88	\$ 1,338,550
Mechanical	\$	4.65	\$ 1,273,696
Electrical	\$	5.40	\$ 1,479,951
Site Requirements	\$	2.51	\$ 687,692
General Conditions - HSW	\$	3.55	\$ 972,995
General Conditions & Fee - Faison Construction	\$	0.70	\$ 193,007
Subtotal	\$	57.58	\$ 15,778,002
Project Contingency 4.00%	\$	2.30	\$ 631,120
Subtotal	\$	59.88	\$ 16,409,122
Subguard 1.10%	of Subtotal	\$ 0.66	\$ 180,500
General Liability & Builders Risk DIC 1.15%	of Subtotal	\$ 0.69	\$ 188,705
Bond 0.75%	of Total	\$ 0.49	\$ 134,143
CM/GC Fee 5.75%	of Subtotal +SG +GL + Bond	\$ 3.55	\$ 973,297
Total	\$	65.27	\$ 17,885,767

Component	Area	Unit Cost		Total
Warmer Shell	31,137 sf	\$	19.46	\$ 606,054
Garage Floors	242,901 sf	\$	71.14	\$ 17,279,713
Total	274,038 sf	\$	65.27	\$ 17,885,767

General Clarifications and Assumptions.

1. See attached.



Howard S. Wright
a Balfour Beatty company

BUILDING COMPONENT BREAKDOWN

Project:	10th & Yamhill Garage - GMP	No.:	5.1 - GMP
Location:	Portland, OR	Date:	11.6.17
Owner:	City of Portland	Estimator:	McGrew/Braun
Architect:	FFA Architecture		

System	Quantity		Unit Price		Price
Core & Shell					
Sitework	274,038	sf	\$	1.35	\$ 368,617
Foundations Allocation	274,038	sf	\$	-	\$
Substructure	274,038	sf	\$	2.81	\$ 770,336
Superstructure	274,038	sf	\$	5.73	\$ 1,569,112
Exterior Closure	274,038	sf	\$	15.60	\$ 4,275,346
Roofing	274,038	sf	\$	0.35	\$ 96,772
Interior Construction	274,038	sf	\$	9.66	\$ 2,647,785
Conveying Systems	274,038	sf	\$	4.88	\$ 1,338,550
Mechanical	274,038	sf	\$	3.83	\$ 1,049,229
Electrical	274,038	sf	\$	4.86	\$ 1,330,897
Site Requirements	274,038	sf	\$	2.42	\$ 664,101
General Conditions	274,038	sf	\$	4.13	\$ 1,132,624
Estimating Contingency	274,038	sf	\$	2.23	\$ 609,735
GCs/OH&P/Insurance	274,038	sf	\$	5.21	\$ 1,426,609
Total	274,038	sf	\$	63.06	\$ 17,279,713
Warmer Shell Upgrade					
Interior Construction	31,137	sf	\$	3.34	\$104,143
Mechanical	31,137	sf	\$	7.21	\$ 224,467
Electrical	31,137	sf	\$	4.79	\$ 149,054
Site Requirements	31,137	sf	\$	0.76	\$ 23,591
General Conditions	31,137	sf	\$	1.07	\$ 33,378
Estimating Contingency	31,137	sf	\$	0.69	\$ 21,385
GCs/OH&P/Insurance	31,137	sf	\$	1.61	\$ 50,036
Total	31,137	sf	\$	19.46	\$ 606,054



Core & Shell

Project: **10th & Yamhill Garage - GMP**
Location: Portland, OR
Owner: City of Portland
Architect: FFA Architecture

No.: 5.1 - GMP
Date: 11.6.17
Estimator: McGrew/Braun
GSF: 274,038 sf

Description	Quantity	Unit Price	Price	Comments
SITEWORK				
Demolition				
Site Demolition	17,151 sf	\$2.12	\$36,348	
Pedestrian Safety & Signage	17,151 sf	\$0.75	\$12,863	
Sidewalk Barricades & Pedestrian Protection	240 lf	\$75.00	\$18,000	
Earthwork & Utilities				
Grading of New Sidewalks	6,451 sf	\$12.00	\$77,412	
Asphalt Base Rock	25 cy	\$56.65	\$1,428	
Site Utilities Relocation				None Shown
Site Concrete				
Morrison Street Sidewalk/Entry Revisions				
New Sidewalk	1,835 sf	\$12.00	\$22,020	
New Brick Paver System	2,202 sf	\$37.63	\$82,871	
9th Ave Sidewalk/Entry Revisions				
New Sidewalk	2,267 sf	\$12.00	\$27,204	
SW Yamhill Sidewalk/Entry Revisions				
New Sidewalk	492 sf	\$12.00	\$5,904	
10th Ave Drive Way Entry				
New 6" Concrete Entry Ramp	1,561 sf	\$15.00	\$23,415	
Asphalt Patching	1,016 sf	\$11.33	\$11,511	
ADA Curb Ramp Revisions	296 sf	\$12.00	\$3,552	
ADA Curb Ramp Revisions - New Brick	296 sf	\$37.63	\$11,140	
Glass Rail at South Arcade	100 lf	\$149.49	\$14,949	
Surveying	1 ls	\$5,000.00	\$5,000	
Electrical Vault	1 ls	\$0.00	\$0	No scope included
Protect Existing Street Lighting & Signal	1 ls	\$15,000.00	\$15,000	
Subtotal			\$368,617	
SUBSTRUCTURE				
Demolition				
1st Floor Interior Demolition	31,137 sf	\$8.16	\$253,937	
Removal of Tenant Items	1 ls	\$20,000.00	\$20,000	Allowance
Earthwork				
Trenching as Req. for New Water/Waste lines	0 lf	\$100.00	\$0	2' x 18" trench
Substructure Concrete				
3" Topping Slabs on Insulation	11,838 sf	\$17.74	\$210,006	
Reduction in number of slab placements	2 ea	(\$5,000.00)	(\$10,000)	
Med. Density Insulation	13,226 cf	\$6.00	\$79,353	
6" Slab on Grade	1,858 sf	\$15.00	\$27,870	
Vapor Barrier below SOG	1,858 sf	\$5.00	\$9,290	
CIP Stairs at East Entries	2 ea	\$7,500.00	\$15,000	
Leveling Compound	0 sf	\$6.00	\$0	
Curb Footings	93 lf	\$61.05	\$5,678	
New Storefront Curbs	1,301 sf	\$39.35	\$51,194	
Misc. Curbs & Stemwalls	31,137 gsf	\$0.75	\$23,353	
Drill & Epoxy at Plumbing Trench	150 ea	\$31.25	\$4,688	
Substructure Reinforcing Steel				
3" Topping Slabs on Insulation	462 sheets	\$45.00	\$20,809	
6" Slab on Grade	2,787 lbs	\$4.00	\$11,148	
Edge, Trim, and Drag Bar Allowance	2,739 lbs	\$4.00	\$10,957	0.2 lbs/sf - Per KPFF Notes
Misc. Curbs & Stemwalls	31,137 lbs	\$1.19	\$37,053	
Subtotal			\$770,336	
SUPERSTRUCTURE				
Ground Level				
Structural & Misc. Steel				
Storefront Head Steel Support	13 tons	\$5,500.00	\$71,638	
Miscellaneous Steel	31,137 sf	\$1.00	\$31,137	
Misc. Concrete Repair & Patching			\$0	Incl. Below
Temporary Protection & Enclosures	31,137 sf	\$0.50	\$15,569	
Surveying	4 wks	\$1,300.00	\$5,200	1/2 time during elevator work



Core & Shell

Project: **10th & Yamhill Garage - GMP**
Location: Portland, OR
Owner: City of Portland
Architect: FFA Architecture

No.: 5.1 - GMP
Date: 11.6.17
Estimator: McGrew/Braun
GSF: 274,038 sf

Description	Quantity	Unit Price	Price	Comments
Garage				
Demolition				
Demolition of Existing Stairs & Elevators	2 ea	\$330,048.08	\$660,096	
Lead Based Striping Removal	1 ls	\$89,610.00	\$89,610	
Core Drilling/Sawcutting	242,901 sf	\$0.19	\$45,320	
Scaf/Protection as Required for Demolition	2 ea	\$72,043.40	\$144,087	
MEP&F Demolition/Safe-Off	242,901 sf	\$0.23	\$56,492	
Sawcutting & Removal of Existing PT Slab	3,874 sf	\$0.00	\$0	Included Above
Scanning of Existing Structure	242,901 sf	\$0.05	\$12,145	
Structural Concrete - Spalling Allowance	240 hrs	\$250.00	\$60,000	Per Struct. Note S-001
Epoxy Injection Repair Allowance - Slabs	600 lf	\$30.00	\$18,000	Per Struct. Note S-001
Epoxy Injection Repair Allowance - Spandrels	600 lf	\$30.00	\$18,000	Per Struct. Note S-001
Existing Steel Repair & Repaint Allowance	1 allow	\$40,000.00	\$40,000	Per Struct. Note S-001
ADA Slab Leveling	5,450 sf	\$35.00	\$190,750	Allowance
ADA Ramp @ Level 3	0 sf	\$55.00	\$0	Deferred per DPI #705
New Cable Rail System at Roof Level	321 lf	\$38.00	\$12,198	
Temporary Protection & Enclosures	242,901 sf	\$0.20	\$48,580	
Pedestrian Safety & Signage	242,901 sf	\$0.05	\$12,145	
Surveying	20 wks	\$1,300.00	\$26,000	(1) Surveyor @ 20hrs/Week
Misc. Carpentry	242,901 sf	\$0.05	\$12,145	
Subtotal			\$1,569,112	

EXTERIOR CLOSURE

Ground Level

Storefront Systems				
Exterior Storefront	5,904 sf	\$50.57	\$298,547	
Perforated Metal Panel	253 sf	\$80.00	\$20,240	
Storefront Doors - Single	15 ea	\$4,500.00	\$67,500	
Storefront Doors - Double	1 ea	\$5,000.00	\$5,000	
Storefront Doors	2 ea	\$7,500.00	\$15,000	Revised per DPI 509
Misc. Louvers	590 sf	\$50.00	\$29,520	10% of storefront area
Misc. Caulking & Flashings	5,904 sf	\$8.00	\$47,232	
Signage Brackets	15 ea	\$1,000.00	\$15,000	
Canopies				
SW 10th Ave Garage Entry Canopy				
Steel Structure & Supports	9 tons	\$7,000.00	\$62,370	
Glazing	0 sf	\$75.00	\$0	DPI #516
High Performance Painting	594 sf	\$20.00	\$11,880	
SW 9th Ave Canopy				
Steel Structure & Supports	5 tons	\$7,000.00	\$35,340	
Glazing	458 sf	\$49.00	\$22,442	
Canopy Film Allowance	458 sf	\$30.00	\$13,740	
High Performance Painting	458 sf	\$20.00	\$9,160	
SW Morrison & SW Yamhill				
Cleaning of Existing Wood Ceilings	2,931 sf	\$6.88	\$20,155	Cleaning per DPI #601
SE & NW Canopies				
Steel Structure & Supports	15 tons	\$7,000.00	\$105,770	
Metal Soffit	691 sf	\$25.00	\$17,275	
Glazing	0 sf	\$75.00	\$0	Deleted per DPI #504
Wood Ceilings Allowance	783 sf	\$50.00	\$39,150	

Garage

NE & SW Corners

New Concrete Foundations/Elevator Pits				
Excavation/Shoring/Demo Footings	363 cy	\$145.62	\$52,856	
Micro Piles	4 ea	\$19,733.00	\$78,932	
F/R/P Concrete Foundations/Elevator Pits	55 cy	\$671.95	\$36,957	
Elevator Pit Waterproofing	2 ea	\$12,825.00	\$25,650	
Concrete Stairs & Landings				
Slab on Grade & Ramps @ L1	1,074 sf	\$12.00	\$12,888	
Board Formed Wall Below Stairs	320 sf	\$43.41	\$13,891	



Core & Shell

Project: **10th & Yamhill Garage - GMP**
Location: Portland, OR
Owner: City of Portland
Architect: FFA Architecture

No.: 5.1 - GMP
Date: 11.6.17
Estimator: McGrew/Braun
GSF: 274,038 sf

Description	Quantity	Unit Price	Price	Comments
CIP Concrete Stairs	24 flts	\$18,164.96	\$435,959	
Stair Nosings	1,656 lf	\$25.00	\$41,400	
CIP Concrete Elevator Landings	2,071 sf	\$38.66	\$80,062	
Rebar at Stairs/Landings	25 tons	\$2,451.40	\$60,628	
Detension & Retension PT at Level 5	1 ls	\$10,300.00	\$10,300	
Couplers at Slab Tie-Ins	12 ea	\$2,575.00	\$30,900	
Shear Reinforcement	0.46 tons	\$1,957.00	\$906	0.25lbs/sf - Per KPFF Notes
Structural Steel & Misc Steel				
Elevator & Glazing Structure	108 tons	\$8,237.61	\$890,950	
Painting of Steel	108 tons	\$132.30	\$14,309	
SS Cable Rail	1,163 lf	\$0.00	\$0	Included Above
Glazing Systems				
Curtainwall Glazing Systems	3,754 sf	\$83.17	\$312,227	
Scaffold	3,754 sf	\$21.31	\$80,000	
Window Film Allowance	512 sf	\$40.00	\$20,480	
Misc. Caulking	3,754 sf	\$5.00	\$18,770	
Drywall & Precast				
Stud Framing & Cement Board	5,100 sf	\$30.90	\$157,590	
Weather Barrier	5,100 sf	\$14.26	\$72,748	
Arcis Panel/Precast				
Furnish Arcis Panels	5,100 sf	\$38.75	\$197,641	
Install Arcis Panels	5,100 sf	\$49.09	\$250,372	
Cladding Embeds & Support	5,100 sf	\$10.00	\$51,000	Allowance
Misc. Steel Connections	2,478 sf	\$12.11	\$30,000	
Hoisting	4 mos	\$29,500.00	\$118,000	
NW & SE Corners				
(N) Concrete Guardrails	1,448 sf	\$61.00	\$88,328	
Patch & Repair Existing Concrete	1 ls	\$25,000.00	\$25,000	Patching at Cut lines
Curtainwall Glazing	0 sf	\$125.00	\$0	
Steel Guardrail	180 lf	\$200.00	\$36,000	
Storefront Glazing Support Systems	0 tons	\$6,500.00	\$0	
Misc. Caulking	0 sf	\$5.00	\$0	
Misc. Scaffolding & Access	1 ls	\$0.00	\$0	Moved to Site Requirements
Repaint Exterior Structure & Misc. Roof Items	75,600 sf	\$1.70	\$128,281	
Provide anti-graffiti coatings	21,000 sf	\$2.00	\$42,000	Allowance
Exterior Building Signage Allowance	1 ls	\$25,000.00	\$25,000	Allowance
Existing Artwork Allowance	0 ea	\$15,000.00	\$0	Removed By RACC - DPI #518
Subtotal			\$4,275,346	

ROOFING

Ground Level

NW & SE Green Roofs				
Concrete Planter Stemwalls	sf	\$28.00	\$0	
Fluid Applied Waterproofing System	535 sf	\$25.00	\$13,365	
Soil & Landscaping	486 sf	\$91.23	\$44,338	

Garage

High Roof Storm water Planters				Deleted
Chainlink Mech. Enclosure	lf	\$50.00	\$0	Deleted
Roof Access	1 ls	\$5,000.00	\$5,000	Allowance
Roof Anchors	8 ea	\$1,626.11	\$13,009	
Elevator Roof Enclosures	324 sf	\$65.00	\$21,060	

Subtotal **\$96,772**



Core & Shell

Project:	10th & Yamhill Garage - GMP	No.:	5.1 - GMP
Location:	Portland, OR	Date:	11.6.17
Owner:	City of Portland	Estimator:	McGrew/Braun
Architect	FFA Architecture	GSF:	274,038 sf

Description	Quantity	Unit Price	Price	Comments
INTERIOR CONSTRUCTION				
Ground Level				
CMU Walls	2,826 sf	\$28.73	\$81,182	
Drill & Epoxy Dowels	157 lf	\$91.56	\$14,374	
Misc. Metals	31,137 sf	\$1.20	\$37,500	
Steel Stairs & Handrails @ Retail Spaces	3 ea	\$2,500.00	\$7,500	
Casework				
Parking Enforcement Casework	7 lf	\$573.86	\$4,017	
Parking Enforcement Furniture	0 ea	\$0.00	\$0	All FF&E is assumed by Owner
Doors, Frames, Hardware				
Hollow Metal - Single Doors	41 opng	\$1,997.88	\$81,913	
Hollow Metal - Double Doors	2 opng	\$1,997.88	\$3,996	
Painting of Doors	43 opng	\$150.00	\$6,450	
Mirrors	48 sf	\$96.56	\$4,635	
Partitions				
Existing Partitions	679 lf	\$0.00	\$0	No Work Included
Framing & Drywall	31,137 sf	\$13.71	\$426,930	
Chanlink Fencing	0 sf	\$35.00	\$0	
Interior Storefront	432 sf	\$51.48	\$22,241	Reduced SF by 50% - DPI #702a
Ceilings				
ACT Ceilings	2,735 sf	\$8.76	\$23,945	
Hardlid Ceilings	983 sf	\$10.30	\$10,125	
Acoustical Cloud Ceilings	0 sf	\$25.00	\$0	Incl. in Warmer Shell
Hardlid Ceilings	0 sf	\$7.00	\$0	
Flooring				
Kitchen Flooring - T-1	0 sf	\$20.00	\$0	Incl. in Warmer Shell
Kitchen Base - T-1	0 lf	\$24.00	\$0	Incl. in Warmer Shell
Sealed Concrete	27,819 sf	\$0.57	\$15,759	
Rubber Base	1,189 lf	\$3.04	\$3,613	
Entrance Floor Grilles	1 ls	\$30,574.52	\$30,575	
Painting				
Back of House	9,512 sf	\$0.85	\$8,085	Incl. in Warmer Shell
Bathroom Accessories				
Small Rooms	4 ea	\$2,523.50	\$10,094	
Interior Signage Allowance	1 Allow	\$20,000.00	\$20,000	Allowance
Wall Protection	3,500 sf	\$7.55	\$26,425	
Clearance Bar	2 ea	\$500.00	\$1,000	
Bike Racks - Material Only	43 ea	\$307.44	\$13,220	
Bike Racks - Installation	172 hrs	\$75.00	\$12,900	
Fire Extinguishers & Cabinets	30 ea	\$350.00	\$10,500	
Final Cleanup	31,137 sf	\$0.25	\$7,725	
Garage				
Demolition				
Re-Stripe Garage	242,901 sf	\$0.15	\$35,500	No Abatement Included
Partitions				
CMU Walls - Elevator Control Room	748 sf	\$28.73	\$21,488	
Drill & Epoxy Dowels	68 lf	\$91.56	\$6,226	
CMU Support Angles	68 lf	\$75.00	\$5,100	
Garage Bollards	60 ea	\$750.00	\$45,000	
Expanded Metal Partition	82 lf	\$518.14	\$42,488	
Doors, Frames, Hardware				
Hollow Metal - Single Doors	1 opng	\$1,997.88	\$1,998	
Hollow Metal - Single Doors	1 opng	\$1,997.88	\$1,998	



Core & Shell

Project: **10th & Yamhill Garage - GMP**
Location: Portland, OR
Owner: City of Portland
Architect: FFA Architecture

No.: 5.1 - GMP
Date: 11.6.17
Estimator: McGrew/Braun
GSF: 274,038 sf

Description	Quantity	Unit Price	Price	Comments
Painting & Coatings				
Repainting Ceilings & Columns	242,901 sf	\$1.51	\$366,684	
Traffic Coatings @ L2 - Entire Floor	37,839 sf	\$4.87	\$184,120	Removal & Replacement
Traffic Coatings @ L3 - L6 - Entire Floor	157,208 sf	\$4.87	\$764,956	New Traffic Coating
Traffic Coatings @ L7 - Entire Floor	36,429 sf	\$4.87	\$177,259	
Traffic Coating Prep - 1/8" and Under Cracks	231,476 sf	\$0.11	\$25,000	
Code & Wayfinding Allowance	1 ls	\$25,000.00	\$25,000	Allowance
Misc Louvers	242,901 sf	\$0.01	\$2,429	
Corner Guards	8 ea	\$1,500.00	\$12,000	
Final Cleanup	242,901 sf	\$0.19	\$45,835	
Subtotal			\$2,647,785	
CONVEYING SYSTEMS				
Elevators	28 stops	\$46,339.29	\$1,297,500	
Remove Existing In-Ground Pistons	4 ea	\$9,012.50	\$36,050	
Nickel Sills	4 ea	\$0.00	\$0	Excluded
Elevator Flooring	4 ea	\$1,250.00	\$5,000	Allowance
Subtotal			\$1,338,550	
MECHANICAL				
Ground Floor				
Fire Protection	31,137 sf	\$2.87	\$89,363	
Fire Protection - Allowance for Modification at Interior Glazing	1 ls	\$15,000.00	\$15,000	
Plumbing	31,137 sf	\$7.47	\$232,575	
HVAC	31,137 sf	\$16.95	\$527,910	
Garage				
Fire Protection				
Modify Existing Standpipes	242,901 sf	\$0.43	\$104,756	
Plumbing				
New Hose Bibs	12 ea	\$1,575.00	\$18,900	
HVAC	242,901 sf	\$0.25	\$60,725	
Subtotal			\$1,049,229	
ELECTRICAL				
Ground Floor				
Power & Lights	31,137 sf	\$14.21	\$442,484	
Garage				
Electrical Equipment & Power	242,901 sf	\$2.57	\$625,086	
Electric Car Charging Stations	242,901 sf	\$0.00	\$0	Assumed by Owner
New Garage Lighting	242,901 sf	\$0.94	\$228,327	
IT Upgrades	1 ls	\$35,000.00	\$35,000	Allowance
Subtotal			\$1,330,897	



Warmer Shell Upgrade

Project: **10th & Yamhill Garage - GMP**
Location: Portland, OR
Owner: City of Portland
Architect: FFA Architecture

No.: 5.1 - GMP
Date: 11.6.17
Estimator: McGrew/Braun
GSF: 31,137 sf

Description	Quantity	Unit Price	Price	Comments
INTERIOR CONSTRUCTION				
Market Hall/Commons				
Drywall	2,750 sf	\$2.20	\$6,050	Drywall, tape, float & prime
Painting of Walls	6,898 sf	\$0.85	\$5,863	
Floor Finishes	6,898 sf	\$0.00	\$0	Moved to base project
Rubber Base	862 sf	\$3.04	\$2,620	
Ceiling Finishes				
Gypsum Ceiling Clouds	826 sf	\$25.00	\$20,650	Reduced per DPI #701a
Restaurant Space				
Drywall	4,750 sf	\$2.20	\$10,450	Drywall, tape, float & prime
Painting of Walls	2,193 sf	\$0.85	\$1,864	
Floor Finishes	2,193 sf	\$0.00	\$0	
Restaurant Area	2,193 sf	\$0.00	\$0	
Kitchen Flooring - T-1	sf	\$0.00	\$0	Existing per Finish Legend
Kitchen Base - T-1	lf	\$0.00	\$0	Existing per Finish Legend
Rubber Base	274 sf	\$3.04	\$833	
Ceiling Finishes	2,193 sf	\$0.00	\$0	Exposed to Structure
Retail Spaces				
Drywall	15,205 sf	\$2.20	\$33,451	Drywall, tape, float & prime
Painting of Walls	12,449 sf	\$0.85	\$10,582	
Floor Finishes	12,449 sf	\$0.57	\$7,052	
Rubber Base	1,556 sf	\$3.04	\$4,728	
Ceiling Finishes	12,449 sf	\$0.00	\$0	Exposed to Structure
Subtotal			\$104,143	
MECHANICAL				
Fire Protection				
Market Hall/Commons	6,898 sf	\$0.00	\$0	By Tenant
Restaurant - MEP Connections	2,193 sf	\$0.00	\$0	By Tenant
Retail Spaces	12,449 sf	\$0.00	\$0	By Tenant
BOH/Storage	9,597 sf	\$0.00	\$0	Incl. in Base
Plumbing				
Market Hall/Commons	6,898 sf	\$0.00	\$0	Scope in Base
Restaurant - MEP Connections	2,193 sf	\$0.00	\$0	Not Included
Retail Spaces	12,449 sf	\$0.00	\$0	Scope in Base
BOH/Storage	9,597 sf	\$0.00	\$0	Scope in Base
HVAC				
Market Hall/Commons	6,898 sf	\$7.21	\$49,728	Deferred to TI
Restaurant - MEP Connections	2,193 sf	\$7.21	\$15,809	Assumed Garage Grease Duct is Useable
Retail Spaces	12,449 sf	\$7.21	\$89,745	Additional Ducting Only
BOH/Storage	9,597 sf	\$7.21	\$69,185	Scope in Base
Subtotal			\$224,467	
ELECTRICAL				
Market Hall/Commons	6,898 sf	\$5.56	\$38,318	Added Outlets Only
Restaurant - MEP Connections	2,193 sf	\$5.56	\$12,182	Added Outlets Only
Market Hall Lighting Enhancements	420 ft	\$70.00	\$29,400	Allowance
Retail Spaces	12,449 sf	\$5.56	\$69,154	Added Outlets Only
BOH/Storage	9,597 sf	\$0.00	\$0	Incl. in Base
Subtotal			\$149,054	



Project:	10th & Yamhill Garage - GMP Estimate	No.:	5.1 - GMP
Owner:	Portland, OR	Date:	11.6.17
Location:	City of Portland	Estimator:	McGrew/Braun
Architect:	FFA Architecture	GSF:	274,038

Description	Quantity	UMH	MH	Labor Rate	Labor \$	Matl UP	Matl \$	Total \$
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General Conditions

Management

Project Exec	63 wks	0.00	0	\$126.79	\$0		\$0	
Senior PM (On Site)	56 wks	40.00	2,240	\$104.44	\$233,946		\$0	
Project Manager	63 wks	0.00	0	\$78.51	\$0		\$0	
Project Supt (On Site)	63 wks	40.00	2,520	\$115.02	\$289,850		\$0	
PE (On Site)	63 wks	40.00	2,520	\$60.89	\$153,443		\$0	
PE / QA/QC (On Site)	46 wks	40.00	1,840	\$50.14	\$92,258		\$0	
Project Coord	63 wks	20.00	1,260	\$32.24	\$40,622		\$0	
Scheduling	52 wks	4.00	208	\$71.63	\$14,899		\$0	
Safety Manager	63 wks	8.00	504	\$103.15	\$51,988		\$0	
BIM Manager	52 wks	8.00	416	\$79.30	\$32,989		\$0	
					\$909,995		\$0	\$909,995
Unit Cost	58 wks							\$15,690 /wk \$67,988 /mo

Closeout

Project Exec	wks	0.00	0	\$126.79	\$0		\$0	
Senior PM (On Site)	wks	27.00	0	\$104.44	\$0	\$35	\$0	
Project Manager	wks	0.00	0	\$78.51	\$0		\$0	
Project Supt (On Site)	wks	40.00	0	\$115.02	\$0		\$0	
PE (On Site)	wks	40.00	0	\$60.89	\$0		\$0	
PE / QA/QC (On Site)	wks	40.00	0	\$50.14	\$0		\$0	
Project Coord	wks	40.00	0	\$32.24	\$0		\$0	
Scheduling	wks	0.00	0	\$71.63	\$0		\$0	
Safety Manager	wks	0.00	0	\$103.15	\$0		\$0	
BIM Manager	wks	0.00	0	\$79.30	\$0		\$0	
					\$0		\$0	\$0
Unit Cost	4 wks							\$0 /wk \$0 /mo

Jobsite Office

Buildout Office Retail Location	1 ls	0.00	0	\$0	\$0	\$0	Included w/Fee
Conference Trailer (10x30)	12 mos	0.00	0	\$0		\$0	NA
Tool Trailer	12 mos	0.00	0	\$0	\$500	\$6,000	\$6,000
Jobsite Set-up	1 ls	0.00	0	\$0		\$0	\$0
Demobilization	1 ls	0.00	0	\$0		\$0	\$0
Jobsite Furniture	1 ls	0.00	0	\$0	\$0	\$0	Included w/Fee
Copy Machine	1 ls	0.00	0	\$0		\$0	Included w/Fee
Computers	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Internet Connection	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Printer/Fax	1 ls	0.00	0	\$0	\$0	\$0	Included w/Fee
Fax Machine	12 mos	0.00	0	\$0		\$0	Included w/Fee
Cell Phone Bills	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Temporary Office Toilet Tank	12 mos	0.00	0	\$0	\$450	\$5,400	\$5,400
Project Sign	1 ls	0.00	0	\$0	\$0	\$0	\$0

Vehicles/Travel

Truck Lease	12 mos	0.00	0	\$0	\$1,250	\$15,000	\$15,000
Travel Expenses	12 mos	0.00	0	\$0	\$750	\$9,000	\$9,000
Subsistence	0 mos	0.00	0	\$0		\$0	\$0
Parking	12 mos	0.00	0	\$0	\$1,950	\$23,400	\$23,400
Fuel-Trucks/Cars	12 mos	0.00	0	\$0	\$350	\$4,200	\$4,200

Jobsite Office Equipment/Services

Postage/Federal Express	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Office Supplies	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Copier Paper	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Drinking Water	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Progress Photographs / Digital Camera	1 ls	0.00	0	\$0	\$0	\$0	Included w/Fee
Janitorial Service	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Alarm System	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Blueprinting	1 ls	0.00	0	\$0	\$0	\$0	Included w/Fee
Scheduling	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Jobsite Office Power	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
Jobsite Office Water	12 mos	0.00	0	\$0	\$0	\$0	Included w/Fee
					\$0	\$63,000	\$63,000

					\$909,995	\$63,000	\$972,995	
Unit Cost	52 wks							\$18,711 /wk \$81,083 /mo



Project:	10th & Yamhill Garage - GMP	No.:	5.1 - GMP
Owner:	Portland, OR	Date:	11.6.17
Location:	City of Portland	Estimator:	McGrew/Braun
Architect:	FFA Architecture	GSF:	274,038

Description	Quantity	UMH	MH	Labor Rate	Labor \$	Matl UP	Matl \$	Total \$
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SITE REQUIREMENTS

Permits/Fees/Insurance

Sidewalk Closure Fee - \$50/block/week	50 wks	0.00	0	\$0.00	\$0	\$1,153.85	\$57,692	\$57,692	Only for AC
Sidewalk Use Fee - \$.18/sf/week	50 wks	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Parking Closure - \$11.00/space/week	50 wks	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Street Use Fee - \$.18/sf/week	50 wks	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	

Equipment & Tools

Protective Equipment	63 wks	0.00	0	\$0.00	\$0	\$150.00	\$9,450	\$9,450	
Fire Protection/Extinguishers	63 wks	0.00	0	\$0.00	\$0	\$50.00	\$3,150	\$3,150	
Expendable Tools	63 wks	0.00	0	\$0.00	\$0	\$200.00	\$12,600	\$12,600	
Equipment Rental (NACO)	1 ls	0.00	0	\$0.00	\$0	\$37,500.00	\$37,500	\$37,500	
Equipment Purchase	1 ls	0.00	0	\$0.00	\$0	\$5,000.00	\$5,000	\$5,000	
Equipment Repair	14 mos	0.00	0	\$0.00	\$0	\$500.00	\$7,000	\$7,000	
Construction Fuel	14 mos	0.00	0	\$0.00	\$0	\$750.00	\$10,500	\$10,500	
Misc. Scaffold & Access									
NE Corner Scaffold	mos	0.00	0	\$0.00	\$0	\$7,500.00	\$0	\$0	
SW Corner Scaffold	mos	0.00	0	\$0.00	\$0	\$7,500.00	\$0	\$0	
NW & SE Corners	mos	0.00	0	\$0.00	\$0	\$5,000.00	\$0	\$0	
Forklift	14 mos	0.00	0	\$0.00	\$0	\$750.00	\$10,500	\$10,500	
Hoisting									
Carry Deck Crane	0 mos	0.00	0	\$0.00	\$0	\$8,010.20	\$0	\$0	Incl. in COI
Operator	0 hrs	0.00	0	\$0.00	\$0	\$90.00	\$0	\$0	Incl. in COI

Safety/Cleanup

Jobsite Safety	63 wks	0.00	0	\$55.00	\$0	\$250.00	\$15,750	\$15,750	
Safety Materials	14 mos	0.00	0	\$55.00	\$0	\$500.00	\$7,000	\$7,000	
General Foreman	50 wks	40.00	2,000	\$63.00	\$126,000	\$0.00	\$0	\$126,000	
Layout Carpenter	50 wks	0.00	0	\$63.00	\$0	\$500.00	\$25,000	\$25,000	Labor in CC
Care & Control - HSW	52 wks	40.00	2,080	\$60.00	\$124,800	\$0.00	\$0	\$124,800	
Daily Clean-up	52 wks	20.00	1,040	\$55.00	\$57,200	\$0.00	\$0	\$57,200	
Debris Boxes (2 Exchanges/Week)	104 exch	0.00	0	\$0.00	\$0	\$400.00	\$41,600	\$41,600	
Overhead Protection	14 mos	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Site Fencing Signage	450 lf	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Site Protection (Yodock & Fence)	2,064 lf	0.00	0	\$0.00	\$0	\$50.00	\$103,200	\$103,200	
Onsite Security	0 wks	0.00	0	\$0.00	\$0	\$500.00	\$0	\$0	
Wireless Security System	1 ls	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Flagging/Traffic Control	26 wks	0.00	0	\$0.00	\$0	\$500.00	\$13,000	\$13,000	Third Party

Temporary Services

Temp. Electrical Set-up	1 ls	0.00	0	\$0.00	\$0	\$15,000.00	\$15,000	\$15,000	
Construction Power Costs	14 mos	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Temp. Water - Set-up	1 ls	0.00	0	\$0.00	\$0	\$750.00	\$750	\$750	
Construction Water Costs	mos	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Temporary Heat	mos	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Toilet Trailer	mos	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Temporary Toilets	mos	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Temporary Protection	1 ls	0.00	0	\$0.00	\$0	\$5,000.00	\$5,000	\$5,000	
Temporary Walls/ Protection	ls	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
6' Temporary Fencing	lf	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
6' Tree Protection Fencing	lf	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	
Layout	wks	0.00	0	\$0.00	\$0	\$0.00	\$0	\$0	

Unit Cost	50 wks								
Total Hours in COW:		5,120			\$308,000		\$379,692	\$687,692	\$0
Total Craft Hours:		5,120							
Manpower @ 40/hrs:		2.56	GF + 1 Carp + 1/2 Laborer						
								\$13,754 /wk	
								\$10,265.97 /Cost per Week	
								\$44,451.65 /Cost per Month	

Description		Quantity	Type	Unit Price	Price	GMP Allowance Value	Comments
1	Remove and dispose of miscellaneous tenant items left behind.						
	Debris Boxes	15	each	\$ 400.00	\$ 6,000		
	Bobcat w/operator (rate includes fuel)	40	hrs	\$ 175.00	\$ 7,000		
	Labor	80	hrs	\$ 60.00	\$ 4,800		
					\$ 17,800		
	Rounding up value				\$ 2,200		
					\$ 20,000	\$	20,000
2	Miscellaneous concrete repair & patching.						
	Labor Level 1 Prep, patch & repair	24	hrs	\$ 60.00	\$ 1,440		
	Labor Level 2 Prep, patch & repair	240	hrs	\$ 60.00	\$ 14,400		
	Labor Level 3 Prep, patch & repair	200	hrs	\$ 60.00	\$ 12,000		
	Labor Level 4 Prep, patch & repair	200	hrs	\$ 60.00	\$ 12,000		
	Labor Level 5 Prep, patch & repair	200	hrs	\$ 60.00	\$ 12,000		
	Labor Level 6 Prep, patch & repair	180	hrs	\$ 60.00	\$ 10,800		
	Labor Level 7 Prep, patch & repair	40	hrs	\$ 60.00	\$ 2,400		
	Material	1	ls	\$ 30,000.00	\$ 30,000		
					\$ 95,040		
	Rounding up value				\$ 2,460		
					\$ 97,500	\$	97,500
3	Epoxy injection repair at garage level slabs.	600	lf	\$ 30.00	\$ 18,000	\$	18,000 Unit price ROM provided by Pioneer Waterproofing.
4	Spandrel injection repair	600	lf	\$ 30.00	\$ 18,000	\$	18,000 Unit price ROM provided by Pioneer Waterproofing.
5	Rehabilitation of existing steel structure.						
	Subcontractor prep & Repair steel.	160	hrs	\$ 95.00	\$ 15,200		
	Paint / Coatings	1	ls	\$ 10,000.00	\$ 10,000		
	Welder & other equipment	160	hrs	\$ 25.00	\$ 4,000		
	Materials	1	ls	\$ 10,000.00	\$ 10,000		
					\$ 39,200		
	Rounding up value				\$ 800		
					\$ 40,000	\$	40,000
6	Canopy window film.	458	sf	\$ 30.00	\$ 13,740	\$	13,740 A ROM of \$20.00-\$30.00 per SF was provided by Encor.
7	Curtain wall window film.	512	sf	\$ 40.00	\$ 20,480	\$	20,480 A ROM of \$30.00-\$40.00 per SF was provided by Encor.
8	Cladding embeds & supports not shown but required.						
	Furnish & Install support steel	5	tons	\$ 7,000.00	\$ 35,000		
	Supply embeds	1	tons	\$ 5,000.00	\$ 5,000		
	Install embeds	120	hrs	\$ 60.00	\$ 7,200		
					\$ 47,200		
	Rounding up value.				\$ 3,800		
					\$ 51,000	\$	51,000
9	Permanent roof access at elevator overruns.						
	Fabrication & Delivery	2	each	\$ 1,850.00	\$ 3,700		
	Subcontractor Install	8	hrs	\$ 85.00	\$ 680		
					\$ 4,380		
	Rounding up value				\$ 620		
					\$ 5,000	\$	5,000
10	Elevator flooring.	4	each	\$ 1,250.00	\$ 5,000	\$	5,000 ROM provided by Schindler Elevators.
11	It Upgrades.						
	Install Century Link phone lines to elevator control rooms.	1	ls	\$ 7,000.00	\$ 7,000		
	Extend telephone and/or data to each retail suite.	1	ls	\$ 7,000.00	\$ 7,000		
	Fiber or copper backbone cabling between MPOE and IT 122.	1	ls	\$ 7,000.00	\$ 7,000		
	Other IT items.	1	ls	\$ 6,000.00	\$ 6,000		
	Pathway modifications (basket trays, , conduit, etc.).	1	ls	\$ 5,000.00	\$ 5,000		
	Cabling modifications required or requested but not noted in Owner's current programming.	1	ls	\$ 3,000.00	\$ 3,000		
					\$ 35,000	\$	35,000
12	Exterior and garage interior signage.	1	ls	\$ 25,000.00	\$ 25,000	\$	25,000 A cost estimate summary of \$56,200 - \$80,000 was provided by Anderson Krygier, Inc. for all signage.
13	Code & Wayfinding signage.	1	ls	\$ 25,000.00	\$ 25,000	\$	25,000 A cost estimate summary of \$56,200 - \$80,000 was provided by Anderson Krygier, Inc. for all signage.
14	Interior retail level signage.	1	ls	\$ 20,000.00	\$ 20,000	\$	20,000 A cost estimate summary of \$56,200 - \$80,000 was provided by Anderson Krygier, Inc. for all signage.
15	ADA sloping modifications.						
	Labor chip & prep substrate	900	hrs	\$ 60.00	\$ 54,000		
	Install Ardex	900	hrs	\$ 60.00	\$ 54,000		
	Reinforcement	5450	sf	\$ 1.50	\$ 8,175		
	Specialty equipment & fuel	1	each	\$ 25,000.00	\$ 25,000		
	Ardex material	38	CY	1000	\$ 37,746		
	Sawcutting	12	each	500	\$ 6,000		
					\$ 184,921		
	Rounding up value				\$ 5,829		
					\$ 190,750	\$	190,750
16	Anti-graffiti coating						
	Ground level	8,000	sf	\$ 2.00	\$ 16,000		
	Pre-cast cladding	5,200	sf	\$ 2.00	\$ 10,400		
	stairwells	1,400	sf	\$ 2.00	\$ 2,800		
	Parking Garage Interior Walls	6,400	sf	\$ 2.00	\$ 12,800		
					\$ 42,000	\$	42,000
17	Market Hall Lighting Enhancement	420	lf	\$ 70.00	\$ 29,400	\$	29,400 Based on lf of fixture.
18	Fire Suppression modifications at interior commons glazing.	1	ls	\$ 15,000	\$ 15,000	\$	15,000 ROM provided by Viking Fire Protection
19	Furnish and install second level mechanical enclosures.	2	each	\$ 21,250	\$ 42,500	\$	42,500



Howard S. Wright
a Balfour Beatty company

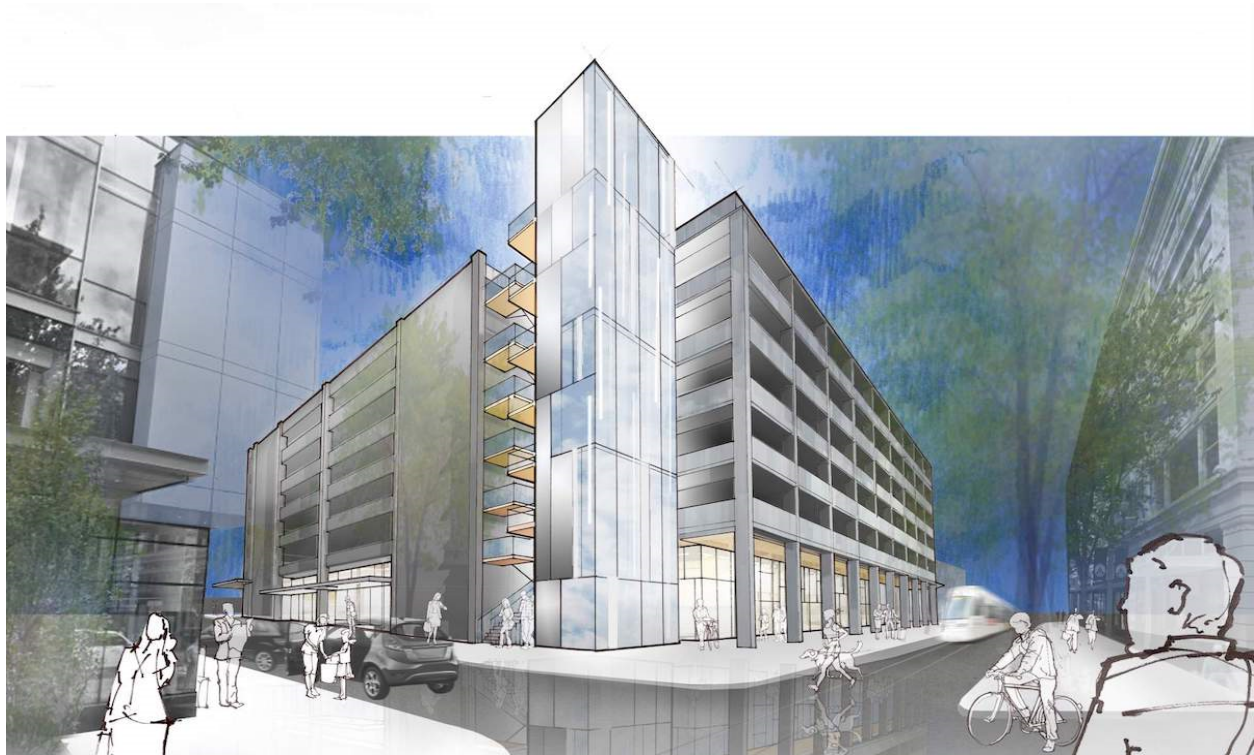
Project: **10th & Yamhill Smart Park - Retail Level**
Location: Portland
Architect: FFA

No.: 5.1 - GMP
Date: 1-Nov-17
Estimator:

Description	Quantity	Unit Price	Price	Comments	Subcontractor/Vendor
Faison General Conditions					
Part-Time Project Manager	160 hrs	\$95.00	\$15,200		
Full-Time Supervision	800 hrs	\$75.00	\$60,000		
Phones, computers, software, etc.	5 months	\$500.00	\$2,500		
Project Signage	2 each	\$75.00	\$150		
Parking	5 months	\$275.00	\$1,375		
Truck	5 months	\$900.00	\$4,500		
Fuel	5 months	\$150.00	\$750		
Postage	5 months	\$25.00	\$125		
Office Supplies	5 months	\$100.00	\$500		
Duplication	5 months	\$75.00	\$375		
Jobsite Water/Coffee	5 months	\$50.00	\$250		
			<u>\$85,725</u>		



Clarifications and Exclusions for: Portland Bureau of Transportation



10th & Yamhill Smart Park Garage

Portland, Oregon

November 6, 2017

Howard S. Wright
1455 NW Irving Street, Suite 400
Portland, Oregon 97209
503-220-0895

Scope Clarifications

1. GMP is based on FFA Architecture + Interiors 50% CD specifications dated September 15, 2017, 50% CD drawings dated September 15, 2017, addendum #1 dated October 3, 2017 and addendum #2 dated October 5, 2017.
2. P&L insurance will be carried by HSW and its design-build subcontractors only.
3. The GMP and schedule are based on all retail level tenants vacating the property prior to Contractor mobilizations.
4. The GMP is based on the Owner pruning the existing trees prior to construction mobilization.
5. Hazardous materials removal and abatement services will be provided by the Owner except for the lead paint in the traffic striping and the elevator doors.
6. It is anticipated that the native soil can be reused to backfill and compact at new interior below grade plumbing & drain line locations.
7. Prevailing wage rates are based on the first date of bid specifications.
8. The existing vented metal decking located at levels 6 and 7 is heavily covered in paint/coatings. The paint/coating may be preventing the vents from adequately allowing slab moisture to dissipate. It has been recommended the slab moisture content be tested before applying traffic coating. If the moisture readings are out of compliance for the assumed product, a secondary treatment may be required. The GMP does not include the secondary treatment.
9. All existing garage slab cracks under 1/8" will require additional traffic coating preparation. This additional preparation is included in the GMP. All cracks 1/8" or greater will require epoxy injection. The GMP includes an Allowance for 1/8+" crack mitigation and/or substrate repair.
10. The traffic coating system will transition at gridline 3 between greater thickness requirements at level 2 and the balance of the garage.
11. The traffic coating cost is based on BASF Master Top SRS Traffic Coating System being accepted by the design team and Owner.
12. Traffic coating seams will be visible at phasing transition locations.
13. The traffic coating installation may be odorous. The GMP is based on the installation taking place during normal hours. HSW recommends outreach to all neighboring businesses prior to the installation.
14. The GMP and project schedule are based on PT cables being located at the fifth level only.
15. Installing (12) new Owner furnished ticket machines (with power), relocating (2) existing ticket machines (with temporary power and low voltage connections) and removal of (2) ticketing machines has been included. Programming, training and/or equipment (supply) is by Owner.
16. The use of the 7th floor for laydown per the Site Logistics Plan is anticipated. It is assumed that deliveries to parking areas will not incur parking fees.
17. It is assumed that (140) parking stalls during phase 1 and (80) parking stalls during phase 2 will not be available to the public.
18. The GMP includes the cost to clean but not replace the existing kitchen grease duct.
19. Scope of work at the Portland Streetcar Substation Room will require the shutdown, removal and reinstallation of existing electrical equipment and lighting. The GMP is based on reinstallation of the existing equipment and not replacement. The relocation of the equipment will take place during the Streetcar's normal non-operation time. HSW & Cochran will account for any required power downs and testing during the work. A detailed hour by hour schedule for the Streetcar work will be developed and approved by Portland Streetcar, PBOT and SOJ prior to the work taking place. The plan will also include CMU demolition activities. Equipment and other items to be relocated are

based on LTK Engineering Services as-built drawings E110 dated 6/1/01 (light switch, light fixture repositioning, Battery Charger, Work Station, DC Distribution Panel, Circuit Breaker Test Box & Disconnect Switch). The GMP includes relocating the equipment once to its final installation location on the West wall.

20. The GMP assumes a height of four feet for wall protection in Corridors.
21. The GMP does not include security services or site security enhancements due to riots, vandalism/trespassing and/or civil unrest.
22. The GMP includes rubber base in lieu of the aluminum base in the Commons area.
23. The hollow metal doors & frames budget is based on an accepted substitution from the listed manufacturers to Stiles.
24. The current drawings include approximately 16,000-sf of cementitious topping for ADA slope modifications. The area for ADA sloping is being reduced by the design team. The GMP includes an Allowance for this scope of work, which is based on 5,450-sf of modifications.
25. Specification section 07 7273 (Layered Vegetated Roof) notes a "Maintenance Period" but does not provide a maintenance duration. The GMP has included a two-year maintenance period for the Layered Vegetated Roof.
26. The GMP includes an Allowance for reconfiguring head layout or installing a water-curtain suppression system at the interior Commons entry glazing in lieu of fire rated glazing. Fire rated glazing is excluded from the GMP budget.
27. The Warner Shell scope and budget is based on the attached marked-up drawings dated 10/30/17.
28. The GMP includes the following scope of work at the existing Sand Filter; re-plumbing/connections of required piping, perforating the vault bottom (if needed) and backfill of vault with CDF.
29. The GMP includes FRP panels in lieu of Rigid Vinyl Sheeting in the Corridors.
30. The following additional items are anticipated in the GMP estimate;
 - a. Required caulking.
 - b. Slab dowels at CMU walls, slab infills and footings.
 - c. Core drilling for MEPF systems.
 - d. Slab removal and replacement for below grade plumbing.
 - e. Existing elevator piston removal.
 - f. Mechanical openings at existing concrete & CMU walls.
 - g. Vapor barrier at slab-on-grade areas.
 - h. Precast concrete cladding connections required but not fully detailed.
 - i. If required, housekeeping pads at mechanical & electrical equipment.
 - j. MEP equipment structural supports and/or bracing.
 - k. Additional bollards at mechanical equipment.
 - l. Permanent roof top access ladders.
 - m. Miscellaneous support steel.
 - n. Column and base grouting.
 - o. Access panels.
 - p. Minor door hardware modifications.
 - q. Restroom mirrors.
 - r. Recommended Mock-ups not noted in the specifications (in-place curtainwall, in-place storefront and in-place wall cladding).
 - s. System to system transition details.
 - t. Flashing details.
 - u. Irrigation backflow preventer.
 - v. Minor stud gauge modifications.

- w. In-wall blocking/backing.
 - x. Soffit conditions not fully developed.
 - y. ACT ceiling edge treatment.
 - z. Corner guards at the retailer level.
 - aa. Fire suppression system at the elevator hoist ways.
 - bb. Minor building enclosure details.
 - cc. Miscellaneous embeds.
 - dd. Reinforcing trim bar, edge bar and drag bars.
 - ee. Reinforcement at slab steps.
 - ff. Removal of all applicable MEPF systems and equipment.
 - gg. Fire stopping.
31. The GMP includes installing owner provided street lighting as follows; (2) new street poles and luminaires on 10th Ave, replace luminaires on (3) twin poles on Yamhill & (3) twin poles on Morrison, replace luminaires on (2) single poles on 9th Avenue.
32. The GMP is based on the accepted aluminum elevator sills in lieu of the specified nickel sills.
33. The GMP includes an Allowance of \$42,500 for the (2) mechanical enclosures on the 2nd floor.
34. HSW will be requesting an exemption for the 9th Avenue sidewalk closure during the holiday and Rose Festival moratoriums.

Exclusions

1. Furniture, Fixtures and Equipment (FF&E), except ticketing machines, street lights, microwaves, refrigerators and vending machines, which are OFCI.
2. Pruning of existing trees.
3. Direct Digital Controls (DDC) system.
4. Energy modeling.
5. Existing grease duct replacement.
6. Power and water consumption for construction.
7. Architect & Engineer costs except as required by the Contract Documents.
8. Third party testing and/or inspection.
9. Crack and/or settlement Builders Risk Insurance.
10. Art removal, coordination and/or installation.
11. All Regional Arts & Culture Council scope of work.
12. Heat tape at exterior domestic water lines.
13. Mechanical storm water treatment devices, systems and/or equipment.
14. Supply of ticketing machines.
15. CCTV system.
16. Repair and/or replacement of the existing garage floor drains, trench drains and/or piping.
17. Level 7 Expanded Metal Enclosure.
18. Traffic coating at stairs.
19. Level 5 GWB finish.
20. Aluminum floor base.
21. Scrim supply.
22. Fire rated glazing.
23. Wireless Access Points (WAP) at the retail, restaurant and/or Commons area.
24. TriMet fees and/or licensing agreements.
25. Cleaning and/or removal of existing Sand Filter contents.

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26. Supply of electric vehicle charging stations.
 27. Chain link fences and gates.
 28. Fluid-applied polyurethane with slip-reducing aggregate surface (Alternate #2 noted in section 01 2300 1.03).
 29. Glazing GL-1, GL-2, GL-3 & GL-4 revised to be PPG Solarban 60-Starphire in IGU types and starphire in monolithic types (Alternate #1 noted in section 01 2300 1.03).
 30. Nickel elevator sills.
The current IT scope and cost includes pathway only, except at the Parking Enforcement area.

Allowances

1. An Allowance of \$20,000 has been included to remove and dispose of miscellaneous tenant items left inside the structure. The Allowance will cover labor, equipment, dumpsters, disposal costs and all other miscellaneous costs associated with this scope. The Allowance does not include removal of hazardous materials, oil/grease removal and/or salvage/saving items.
2. An Allowance of \$97,500 has been included for miscellaneous concrete repair and patching.
3. An Allowance of \$18,000 has been included for epoxy injection repair at garage level slabs.
4. An Allowance of \$18,000 has been included for spandrel injection repair.
5. An Allowance of \$40,000 has been included for rehabilitation of existing steel structure. This Allowance does not include standard cleaning & preparation noted in section 09 9113.
6. An Allowance of \$13,740 has been included for canopy window film.
7. An Allowance of \$20,480 has been included for curtain wall window film.
8. An Allowance of \$51,000 has been included for cladding embeds & supports required but shown in the 50% CD documents, per notes on plan sheet S-001.
9. An Allowance of \$5,000 has been included for permanent roof access at the two new elevator overruns.
10. An Allowance of \$5,000 has been included for elevator flooring.
11. An Allowance of \$35,000 has been included for IT upgrades not included in the 50% CD documents.
12. An Allowance of \$25,000 has been included for exterior and garage interior signage. Allowance includes brackets, support attachments/embeds, labor and supply.
13. An Allowance of \$25,000 has been included for Code & Wayfinding signage. Allowance includes brackets, support attachments/embeds, labor and supply.
14. An Allowance of \$20,000 has been included for interior signage at the retail level. Allowance includes brackets, support attachments/embeds, labor and supply.
15. An Allowance of \$190,750 has been included for ADA sloping modifications at the NE & SW corners of levels 2-5. The Allowance includes substrate preparation (bushing, grinding & roughening), material, sawcutting, reinforcement, survey and installation.
16. An Allowance of \$42,000 has been included for anti-graffiti coatings. The assumed areas to receive the coatings are areas within the garage level walls, stairwells, precast cladding and the ground level that are typically susceptible to graffiti.
17. An Allowance of \$29,400 for lighting enhancements at the Commons area has been included in the GMP.
18. An Allowance of \$15,000 has been included for either reconfiguring fire suppression head layout or installation of a water-curtain suppression system at the Commons ADA entry glazing in lieu of fire rated glazing.

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19. An Allowance of \$42,500 has been included in the GMP for the two mechanical system enclosures located on the second level. The Allowance value includes support steel, doors/frames/hardware and enclosure panels.

Community Benefits Plan SW 10th & Yamhill Garage

12/02/16

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PREAMBLE

Whereas, the City of Portland (“Owner”) desires to provide for the efficient, safe, quality, and timely completion of the construction of the SW 10th and Yamhill SmartPark Garage Renovation Project (the “Project”), in a manner designed to afford the lowest reasonable costs to the Owner, and the public it represents, and the advancement of public policy objectives;

Whereas, the Owner recognizes that, as a public owner, it has a unique role in the construction industry to ensure that public dollars spent benefit the community that it serves and do not indirectly or passively perpetuate discrimination or historical under-inclusion against minorities, women and low income people in the construction industry;

Whereas, the Owner is entitled to retain and exercise full and exclusive authority for the management of its operations, and shall remain the sole judge in determining the competency and qualifications of all firms working in support of the Project, including all prime contractors and subcontractors, with the corresponding right to hire or reject such potential contractors on its public works projects;

Whereas, the Owner recognizes that it and its Contractor will play an integral and critical role in ensuring that the Project diversity, apprenticeship, local investment, and inclusivity objectives are met;

Whereas, this Community Benefits/Disadvantaged, Minority, Women, and Emerging Small Business (D/M/W/ESB) Plan is not intended to replace, interfere with, diminish, or modify existing City Workforce Training and Hiring Programs or the City’s Equity Program utilized on City of Portland public works and improvement projects;

Whereas, this Plan is a refinement and extension of the M/W/ESB requirements and plan included in the Request for Proposal (RFP) further Prime Contractor (Contractor) and subsequent contractor’s proposal (exhibits, attachments, etc.) for the Project;

Whereas, this Plan is intended to have a positive impact and exemplify the Owner’s commitment to help grow both the demand for and capacity of minority owned, women owned, emerging and disadvantaged businesses and contractors and in support of the development of diverse apprentices and journey level workers;

Whereas, the Contractor will be required to use this Plan for the Project and include it in all subcontracts and supplier agreements. The Contractor has the absolute right to select any qualified bidder for the award of contracts on this Project, provided that such bidder shall be willing, ready, and able to comply with this Plan for the Project;

Whereas, the Owner recognizes that funding up to 1% of the Hard Construction Costs may be obligated by the Owner in support of community benefit opportunities and enhancements, specific to the Project, to create means by which to build community capacity and/or create economic opportunities for people of color, women, economically disadvantaged individuals and local contractors and organizations through capacity building, technical assistance, workforce training and apprenticeship opportunities for work on the Project; these funds may be managed by the Owner independent of the Construction contract; and,

Whereas, this Plan, according to the terms set forth herein, is a material inducement for the benefit of the SW 10th and Yamhill SmartPark Garage Renovation Project. The Project is estimated to be completed during Fiscal Year (FY) 2018-2019.

DEFINITIONS

Contract means the written agreement between the Owner and the Contractor that defines the obligations of the Contractor and the Owner regarding the Work to be performed as set forth in the Contract Documents.

Contractor means an Entity that has entered into a Contract with the Owner for the Work, synonymous with Construction Manager/General Contractor.

Disadvantaged Business Enterprise (DBE) means a for-profit small business entity where socially and economically disadvantaged individuals own at least 51% interest and also control management and daily business operations. A DBE must be properly certified within the State of Oregon.

Emerging Small Business Enterprise (ESB) means, for purposes of this Plan, only those firms certified as an ESB by the Oregon State Certification Office of Business Inclusion and Diversity (COBID). Current program participation is restricted to Oregon-based firms with 19 or fewer employees, with average annual gross receipts over the last three years not exceeding \$1.7 million for construction firms and \$300,000 for non-construction-related firms. An ESB must be properly licensed, legally registered, and an independently owned Oregon firm.

Equal Employment Opportunity (EEO) means the policies and procedures of the organization to ensure non-discrimination for all employees, especially women, minorities, and persons with disabilities. All contract provisions require non-discrimination in employment by contractors, subcontractors and sub-consultants.

Equity efforts is defined as an honest and genuine effort to meet the obligations imposed by this Plan, free from any intention or effort to avoid by any means such obligations. The requirement of equity efforts shall also include the obligation to take all objective and verifiable steps outlined in the strategies of this Plan.

Fiscal Year runs from July 1st through June 30th.

Hard Construction Costs is defined in the Contract as the Reimbursable Cost to build improvements on a property, all related construction labor and materials, including fixed and built-in equipment costs. The hard construction costs apply only to the reimbursable part of the original contract price and do not apply to work to be self-performed by the Prime Contractor. Costs not directly related to the construction of an improvement, such as overhead, administration or taxes, profit or Contractor's CM/GC fee, Owner's allowance, on-site direct supervision and management costs by the Prime Contractor for the Project, contingency or other professional services shall not be considered as part of the Hard Construction Costs.

Minority Owned Business Enterprise (MBE) for purposes of this document means only those firms certified as a minority owned business by the Oregon State Certification Office of Business Inclusion and Diversity (COBID). A minority is defined to include Black American, Hispanic American, Native American, Asian Pacific American, Subcontinent Asian American. The minority

representative must own at least 51% of the firm and must have control of the management and daily operations of the firm.

Original Construction Services Contract Cost means the amount specified in the Contract that is the estimated costs at the time the Contract is executed and is the sum of the Divisions of Work plus the General Conditions, Insurances and Bonds.

Owner means the City of Portland.

Supplier (regular dealer) means the entity who owns, operates, or maintains a store, warehouse, or other establishment in which the materials or supplies required for the performance of the contract are bought, kept in stock, and regularly sold to the public in the usual course of business.

Subcontractor means an entity that the Contractor enters into a subcontract with to perform a portion of the Work.

Women Owned Business Enterprise (WBE) means only those firms certified as women-owned businesses by Oregon State Certification Office of Business Inclusion and Diversity (COBID). The woman representative must own at least 51% of the firm and must have control of the management and daily operations of the firm.

ARTICLE 1 - PURPOSE

1.1 The purpose of this Plan is to ensure that the public served by the Owner receives the fullest benefit of the Project undertaken by the Owner, to ensure that the Owner does not indirectly perpetuate the under-inclusion of racial and ethnic minorities and women in the construction industry and trades, and to ensure that the Owner receives the benefit of a highly skilled, well-trained and diverse workforce and Contractor and subcontractor pool.

1.2 The goal of the Project is to renovate an existing parking structure to meet current building standards for accessibility, address maintenance and lighting and visibility deficiencies, refresh the retail space and optimize vehicle and bicycle parking. .

1.3 The construction of the Project is anticipated to completed by spring of 2018 . The parties recognize the need for the timely completion of the Project without interruption or delay.

1.4 The timely construction of this Project will require substantial numbers of employees from construction and supporting crafts possessing skills and qualifications that are vital to its completion. The Owner will work with the Contractor to furnish skilled, efficient craft workers for the construction of the Project.

1.5 There is a desire to mutually establish and stabilize wages, hours and working conditions for the craft workers on the Project, to encourage close cooperation between the Parties to the end that a satisfactory, continuous and harmonious relationship will exist between the Parties to this Plan.

1.6 Therefore, in recognition of the special needs of this Project and to maintain a spirit of harmony and stability during the term of this Plan, the Owner will require the Contractor (and all other parties participating or receiving funds in support of this Plan) to abide by the terms and conditions in this Plan.

ARTICLE 2 - SCOPE OF PLAN

2.1 This Plan applies to all new construction, rehabilitation, alteration, conversion, extension, painting, repair, improvement or other construction work performed at the Project site that is contracted by the Owner or the Contractor.

2.2 The provisions of this Plan apply to all persons or entities, including fund grant contractors, who under written agreement are performing work or providing services or materials covered by the provisions of this Plan and notice shall be included in all contracts and/or subcontracts at every tier level pertaining to the Project.

2.3 This Plan is subordinate to all applicable laws, rules, regulations, ordinances or other governmental requirements pertaining to the Project and the Contract itself.

2.4 Nothing contained herein shall be construed to prohibit or restrict the Owner, or its employees from performing work not covered by this Plan on the Project site.

2.5 The provisions of this Plan apply to the construction of the named Project. In recognition of the cooperative effort needed to accomplish the goals contained in this Plan and in order to ensure that those goals are met, the Owner, Contractor, Subcontractors, Unions, and Community Based Organizations (CBOs) on the Project will make all necessary equity efforts as defined by this Plan. Unions will take all steps necessary to assist and support their union signatory contractors in meeting the goals in this Plan.

2.6 Where a subject covered by the provisions of this Plan is also covered by a conflicting provision of the contract documents between the Owner and Contractor, the provisions of the Contract documents for the Project shall prevail.

ARTICLE 3 – COMPLIANCE REVIEW COMMITTEE

3.1 The purpose and objective of the Compliance Review Committee is in recognition of the necessity for cooperation and communication in achieving the diversity goals of this Plan and to advise the Owner on how to spend the 1% community benefits funds. The Owner will implement the provisions of this Plan in consultation with the Compliance Review Committee. The Owner in consultation with the Compliance Review Committee will develop a guideline for the roles, responsibilities and expected commitment of the members of the Compliance Review Committee, including with respect to achieving the diversity goals of this Plan and assisting to achieve the compliance. The members of the committee will sign an acknowledgement of receipt of these guidelines.

3.2. The Compliance Review Committee will be comprised of one member from each of the following groups: Owner's Project Manager, City Procurement, Contractor, Metropolitan Alliance for Workforce Equity (MAWE), and other industry-related entities as appropriate to the Project (collectively, the "Review Committee").

3.3 The Review Committee reports to the Owner's Group Manager and will review Contractor's and Subcontractor's compliance with the contracting, apprenticeship, workforce, and other goals and programs established in this Plan for solely this Project. This will include reviewing Contractors' and Subcontractors' equity efforts to meet goals and will make suggestions on additions or deletions of certified firms. The Review Committee will be provided documentation as set forth in Article 9.

3.4 All members, other than the Contractor and City members, participating on the Compliance Review Committee for the Project will be required to certify that they are not in collusion or connection of any kind with any other contractor, person or firm, that they are not a City official/employee or a business with which a City official/employee is associated, and that to the best of their knowledge, their employee(s), officer(s) or director(s) do not include any City official/employee or a relative of any City official/employee who: i) has responsibility in making decisions or ability to influence decision-making on the Project to which this Community Benefit Plan pertains; ii) has or will participate in evaluations, award or management of any contracts or subcontracts or grants related to the Project or Community Benefit Plan; or iii) has or will have financial benefits in the Project to which this Community Benefit Plan pertains. All members, other than the Contractor and City members, participating on the Compliance Review Committee for the Project will be required to certify in writing, via "No conflict of interest form", that they have no pecuniary interest in the Community Benefit Plan that pertains to this Project and that, to the extent a conflict of interest arises, they will disclose to the City and recuse themselves immediately from all discussions, communications, or recommendations related to such conflict.

3.5 All work products provided, used or produced by non-City staff members assigned to the Compliance Review Committee, for the Project or in support of the Community Benefits Plan are the exclusive property of the City. "Work Product" includes, but is not limited to: research, reports, computer programs, manuals, specifications, drawings, recordings, photographs, artwork and any data or information in any form.

ARTICLE 4 – TECHNICAL ASSISTANCE, TRAINING, OUTREACH AND RECRUITMENT FUNDS

4.1 The Owner will establish a project specific dedicated fund account in the one-time amount of 1% of the total Original Construction Services Contract Cost (as set forth in Exhibit A of the Contract) which is equal to the GMP minus the CM/GC fee, any change orders, contractor contingencies and Owner Allowances. The fund will support the following:

- a.** Technical assistance, training, outreach and recruitment that will provide construction support to D/M/W/ESB's who work on the Project;
- b.** Training opportunities for community residents through BOLI-approved Pre-Apprenticeship programs and qualified Community Based Organizations (CBO)s provided they can be related directly to the project.
- c.** Assistance to D/M/W/ESB's to secure bonding and obtain the technical assistance and business support necessary to successfully complete a contract.
- d.** The recruitment, training, and hiring of a qualified, diverse workforce. This may include participation in job fairs, school-to-work, and community events to recruit minorities, women, and disadvantaged individuals into the construction trades.
- e.** Technical assistance and support to individual workers for specific expenses towards their continued employment or progression from Pre-apprenticeship programs to apprenticeship level and for continued progression at the journey level.

4.2 The awarding of grants or contracts for the services described in this Article will take place through a competitive application process, facilitated by the Owner, using the City's practices.

ARTICLE 5 – HIRING PROCEDURES

5.1 Due to unions offering to provide support to achieve compliance of the diversity goals, the Owner encourages the Contractor and Subcontractors to work with union hiring resources for employment opportunities. The Contractor and Subcontractors will notify the unions and non-union organizations of all opportunities for employment on the Project. Nothing in this Plan limits the Contractor's or Subcontractor's right to reject proposed employees. The Contractor or Subcontractor retains the right to determine the competency of all employees, the number of employees required, the duties of such employees within their craft jurisdictions, and select employees to be laid off. The Contractor or Subcontractor also have the right to reject any applicant for any reason provided that such right is exercised in good faith, and in a nondiscriminatory manner.

5.2 The Contractor or Subcontractor may request and the unions may refer applicants for the various journeymen and apprentice classifications covered by this Plan. As part of their good faith efforts to achieve the workforce goals outlined in this Plan, Contractor and Subcontractors will inform the unions, apprenticeship programs, and CBO's of those goals and will request that the unions, apprenticeship programs, and CBO's refer diverse journey level workers and apprentices in accordance with those goals. All trades people on the Project will be either enrolled in a state approved apprenticeship program or will be licensed and/or qualified at the journey level in the person's particular trade.

ARTICLE 6 – COMMUNITY APPRENTICESHIP REQUIREMENTS

6.1 In recognition of the need to maintain continuing support of programs designed to develop adequate numbers of competent workers in the construction industry the Contractor and Subcontractors with subcontracts of \$100,000 or more shall ensure that a minimum of twenty percent (20%) of the labor hours in each apprenticeable trade are completed by/done/performed by BOLI registered apprentices with an aggregate Project goal of twenty percent (20%) of all covered labor hours to be worked by BOLI registered apprentices or federally registered apprentices in each apprenticeable trade.

The Contractor and subject Subcontractors will be required to perform and/or provide the following:

- a. Provide all apprentices a fair chance to perform successfully, allowing for possible lack of previous experience, recognizing that Contractor and Subcontractors are responsible for providing on-the-job training, and that apprentices should not be expected to have previous experience.
- b. Pay apprentices in accordance with the state or federal prevailing wage rate applicable to the Project. The apprentices must be enrolled in state-approved apprenticeship programs during all of the hours worked on the Project by the apprentices.
- c. Make reasonable attempts to keep apprentices working and train them in all work processes described in the apprenticeship standards, and match minority, female, or disadvantaged apprentices who may need support to complete their apprenticeship programs with a late-term or journey-level mentor.
- d. Use recognized pre-apprenticeship programs and community-based organizations which have been approved by BOLI as a "first source" for entry into apprenticeship

programs for hiring to meet the apprenticeship participation required under Joint Apprenticeship Training Council (JATC) BOLI compliance review.

- e. Maintain documentation of their good-faith compliance with the retention strategies set forth above and submit such documentation to the Owner as set forth in Article 9.

6.2 In addition to the conditions outlined above and if applicable to this Project, should the Contractor and subject subcontractors be unable to fulfill its 20% requirement, then the Contractor or subcontractor may, through formal approval by the Owner, also use methods (a) or (b) below to reach the 20% goal.

- a. Include hours worked on the Project by apprentices who are required to be away from the job site for related training but only if the apprentice is rehired by the same Contractor or subcontractor after completion of related training; or
- b. Include hours worked on the Project by graduates of state-registered apprenticeship programs, provided that such hours are worked within the 12-month period following the apprentice's completion date.

6.3 The Contractor and Subcontractors will be required to submit and maintain the following records as required under their contract with the Owner:

- a. Records of the diversity of their on-site workforce, such as certified payroll or other required reporting forms, sufficient to allow the Owner to determine whether a Project is meeting this goal and to assess the rates of apprenticeship hiring of racial and ethnic minorities and women. Contractor and subject Subcontractors will submit this information to the Owner on a monthly basis.
- b. Documentation of their equity efforts to meet the apprenticeship Project hour goals for the duration of the Project and will submit such documentation to the Owner as requested.

ARTICLE 7 – COMMUNITY WORKFORCE RECRUITMENT AND RETENTION GOALS

7.1 The Contractor and subcontractors for this Project will be required to facilitate the recruitment, retention and promotion of historically disadvantaged or underrepresented people, including racial and ethnic minorities, women, and low-income people who are interested in careers in the construction industry. To that end, the Contractor and Subcontractors with subcontracts of \$100,000 or more will make reasonable and necessary efforts to achieve the workforce diversity goals for the life of the Project. The workforce diversity goals for minority workers will be twenty-two percent (22%) of Project apprentice level hours or greater, and a separate goal for women apprentice workers will be nine percent (9%) of Project apprentice level hours or greater for a total of 31% minority and women apprentices. In addition, a separate workforce goal for minority journey workers shall be twenty-two percent (22%) of Project journey level hours or greater, and a goal for women journey workers will be six percent (6%) of Project journey level hours or greater for a total of 28% minority and women journey workers. While the Contract provides and requires the Contractor and subcontractors to make good faith efforts to satisfy the City's workforce diversity goals, the Plan calls for a more robust equity approach for the Project.

7.2 The Contractor and Subcontractors will make their best efforts to recruit and retain historically disadvantaged or underrepresented people, including racial and ethnic minorities, women, and low-income people. Efforts may include:

- a. Conducting workshops with minority and women employees to enlist their assistance as recruiters and request their ideas on how to increase employment of underutilized groups.
- b. Allowing scheduled job site visits by participants in community programs, as safety allows, to increase awareness of job and training opportunities in the construction trades.
- c. As required by the Owner, keeping applications from qualified women and minorities for the duration of the Project, and contacting them when an opening occurs. Keeping applications of those who were qualified and not selected for an opening, and contacting those persons when an opening occurs.
- d. Maintaining a harassment-free work place by conducting a pre-ground breaking review of the Owner's Prohibition Against Workplace Harassment, Discrimination and Retaliation Policy, and repeating annually.
- e. Ensuring that employees are knowledgeable about the Owner's, Contractor's or Subcontractor's policies if they need to report a harassment problem. Providing a complete orientation to the job site to all workers, including procedures for reporting problems, and expected crew behaviors. Regardless of the employee's status as union or non-union, there will be grievance procedures created by the Owner with assistance from the Compliance Review Committee that will be prominently posted on the job site in a conspicuous and accessible location. Such grievance procedures will support retention and anti-harassment efforts.
- f. Reviewing and disseminating, at least annually, the Contractor's and Subcontractor's EEO policy and affirmative action obligations under this Plan with all employees having any responsibility for hiring, assignment, layoff, termination or other employment decisions.
- g. Regularly providing cultural competency training to all managers, supervisors, and owners, and conducting a review, at least annually, of all managers' and supervisors' adherence to and performance under the Contractor's and Subcontractor's EEO policies, affirmative action obligations, and cultural competencies.
- h. Taking steps to reduce feelings of isolation among racial and ethnic minorities and women by making every attempt to have several racial and ethnic minorities and women at the job site and by informing such workers about available support systems.
- i. Providing adequate toilet facilities for women on the job site, by maintaining a clean, accessible and locked toilet for female crew members, and by removing graffiti immediately to help create a respectful environment.
- j. Contractor and Subcontractors will maintain records of the diversity of their on-site workforce, such as certified payroll or other required reporting forms, sufficient to allow the Owner to determine whether a Project is meeting the established goals and

to assess the rates of journey-level hiring of racial and ethnic minorities, women, and low-income people.

- k. Contractors and Subcontractors will maintain documentation of their success in maintaining such journey-level target percentages for the duration of the project and shall submit such documentation to the Owner as requested. Whenever there is a documented failure to meet goals, the involved Contractor or Subcontractor will develop additional specific strategies for improving performance to be reported to the Owner.

7.3 Helmets to Hardhats: The Owner desires to facilitate the entry of veterans who are interested in careers in the construction industry into the building and construction trades. The Center for Military Recruitment, Assessment and Veterans Employment (hereinafter “Center”) and the Center’s “Helmets to Hardhats” program serve as a resource for preliminary orientation, assessment of construction aptitude, referral to apprenticeship programs or hiring halls, counseling and mentoring, support network, and employment opportunities. The Contractor will work with the Owner to create a strategy to recruit and employ veterans from the “Helmets to Hardhats” program, into a pool of pre-qualified applicants that may be made available for immediate employment on the Project.

7.4 Contractor will maintain documentation of their good-faith compliance with the strategy developed and will submit such documentation as set forth in Article 9.

7.5 Contractor and Subcontractor will pay all workers in accordance with the state or federal prevailing wage rate applicable to the Project. As part of the workers' wages, Contractor and Subcontractors will provide health insurance and retirement benefits as a fringe benefit consistent with the state or federal prevailing wage fringe rate applicable to the Project. Contractors and subcontractors will be in compliance with this provision by providing documentation of health insurance coverage and retirement benefits for workers employed on the Project or contributions at a comparable level to any such documented benefits purchased by the worker. Subcontractors with an aggregate contract amount of \$500,000 or less related to work on this Project will be exempt from the retirement benefits requirement and will instead be allowed to pay the equivalent dollar amount for such retirement benefits to achieve the prevailing wage rate of pay for its employees, as allowed under the Prevailing Wage statute.

ARTICLE 8 – SUBCONTRACTING GOALS

8.1 The utilization goal for firms that have been certified by the State of Oregon as a Disadvantaged Business Enterprise, Minority-Owned Business, a Women-Owned Business, or an Emerging Small Business (D/M/W/ESB) is twenty-two percent (22%) of the Hard Construction Costs for the Project. The aspirational goal for disaggregation will be a minimum of 12% MBE (DBE), minimum 5% WBE (DBE) and the remaining percentage will be ESB.

8.2 It is recognized that one of the barriers to entry for many D/M/W/ESBs is a lack of proven success on commercial construction projects of the type generally contracted for by Owner. The City’s subcontracting goals and outreach requirements have been clearly outlined in the City’s original RFP for the Project and must be followed by the Contractor under the terms and conditions of the Contract. However, the Owner may require additional technical assistance above and beyond those requirements addressed in the Contract. If required, the Owner may provide funds from the 1% Technical Assistance, Training, Outreach and Recruit Fund to support any D/M/W/ESB subcontractors bidding or working on the Project.

The information below outlines the current requirements per the terms of the Contract and as outlined in the initial RFP for the Project:

- a. Identify subcontracting opportunities that will provide opportunities for D/M/W/ESBs to successfully bid, and which would build the capacity of these firms to bid for larger contracts on future Owner projects.
- b. The Contractor and Owner, will have the responsibility and discretion for establishing criteria for the inclusion of D/M/W/ESB firms in the pool of potential candidates, and will conduct the evaluation process in an open and transparent process open to all firms seeking to bid on the Project.
- c. Assist qualified potential D/M/W/ESB bidders in the bidding and estimating process.
- d. Once subcontracts are secured, assist the successful D/M/W/ESB subcontractor by providing technical assistance as necessary to ensure the successful completion of the subcontract.

8.3 In order to allow smaller qualified contractors to successfully bid on subcontracts, the Owner will require Contractor and Subcontractors holding subcontracts in excess of \$250,000 to provide targeted work scopes where feasible as determined by the Contractor in consultation with the Owner. For purposes of this Section, targeted work scopes may be broken into discrete subcontracts where feasible.

8.4 As outlined in the Contract for the Project, the Contractor is required to negotiate with Suppliers to purchase supplies and materials and will require Suppliers to make available to all bidders those materials and supplies at the same cost.

8.5 As outlined in the Contract for the Project, to ensure that agreed upon goals and aspirations are met, and to assist in the implementation and monitoring, the Contractor is required to meet the subcontracting goals and objectives during the life of the Project.

8.6 The procurement of all subcontractors, including D/M/W/ESBs for the Project, will consist of an open, fair and competitive solicitation process. Contractor will use the procurement methods outlined herein to bring about the utilization of all subcontractors, including D/M/W/ESBs. The process, at a minimum, will include timely public-advertisement of solicitations; availability of and access to specifications and plans while maintaining confidentiality requirements; identification of all subcontractors, including D/M/W/ESB opportunities by divisions of work; facilitating outreach; directing prospective bidders to D/M/W/ESBs; and evaluating bids and proposals received for compliance with the Plan's solicitation requirements.

- a. Criteria for Identifying and Packaging all subcontracts, including D/M/W/ESB subcontracting Opportunities

The following criteria will be used in creating work packages for all subcontracts, including subcontracts with D/M/W/ESBs.

- Work normally subcontracted
- Available subcontractor, including D/M/W/ESBs
- Informal packages not greater than \$200,000
- Formal packages greater than \$200,000

Contractor, in collaboration with the Owner and Owner's Contract Compliance Specialist, will review all subcontract work packages, including D/M/W/ESB work packages, against these criteria to ensure maximum opportunities are brought forward while mitigating risk, cost and schedule impacts. Contractor will prepare a solicitation package for each scope of work identified. Information will be utilized for outreach coordination and solicitation purposes. All solicitations will at a minimum comply with the Plan requirements.

b. Business Requirements

The Contractor will provide the obligation to comply with the provisions of this Plan in all of its contracts with Subcontractors.

c. Identified Bidding Opportunities

Contractor will identify all divisions of work that will be subcontracted. Outreach will start during the pre-construction phase to provide advance notice to subconsultants, including D/M/W/ESBs. Contractor will contact firms by email and/or fax notifying them of the anticipated work available on the Project. Information will be posted on the Contractor's websites to facilitate ascertaining the interest of subconsultants, including D/M/W/ESBs in the work of the Project. The advance notice will also be sent to key trade and business organizations that promote utilization of minorities and women in public works projects. Outreach will continue during the life of the Project and will be tailored to specific opportunities made available in solicitation packages. Continued outreach will minimize the risk of overlooking D/M/W/ESBs with an interest in the Project.

d. Solicitation Methods

Contractor will procure all Subcontractors and suppliers for all divisions of work in the completion of the Project using the following methods:

- 1) Informal Solicitations - solicitation packages not greater than \$200,000
- 2) Formal Price Based Solicitations - solicitation packages greater than \$200,000
- 3) Formal Qualification Based - solicitation packages greater than \$200,000

Contractor will be required to mail a solicitation package to interested subcontractors, including D/M/W/ESBs, and/or make it available for pick-up. The solicitation packages will include all City contracting requirements as referenced in the Contract Documents. Before a solicitation is released, the Owner's Contract Compliance Specialist and the Owner will be provided with a copy of the solicitation package for review and comment. Contractor will make themselves available to assist prospective bidders, including D/M/W/ESB bidders, in understanding solicitation requirements. The following requirements shall also apply:

- 1) Informal Solicitation - where the estimated work package is less than \$200,000
Project work packages at this level will not be publicly advertised; however, the solicitation will target a minimum of five D/M/W/ESBs in each division of work indicating interest in bidding the package. D/M/W/ESB Subcontractors for these solicitations will be selected in consultation with the Compliance Review Committee. If no bids are received, the work package will be bid to the open market. Outreach letters will be sent to D/M/W/ESBs until a total of five have responded as having interest in bidding the package. Contractor will expand the outreach efforts to open market subcontractors and suppliers, if less than five D/M/W/ESBs have responded as

having interest in bidding the package.

All required documentation of equity efforts (Form 1 & 2, attached to this Plan) will be provided to the Owner and Owner's Contract Compliance Specialist.

2) Formal Price Based Solicitation - where the estimated work package is greater than \$200,000

Project work packages at this level will be publicly advertised; however, outreach letters will be sent to D/M/W/ESB's in each division of work until a total of five have responded in having interest in bidding the package. Project solicitation packages will be advertised in the *Daily Journal of Commerce*, and a minimum of two minority publications (e.g., *El Hispanic News*, *The Skanner*, *The Portland Observer*, *The Asian Reporter*).

All documentation of advertisements and equity efforts (Form 1 & 2, attached to this Plan) will be provided to the Owner and Owner's Contract Compliance Specialist.

Contractor will maintain three (3) sets of plans and specifications for solicitation packages for review at local plan centers, such as (but not limited to), *Daily Journal of Commerce*, *Oregon Association of Minority Entrepreneurs Plan Center*, *Metropolitan Contractors Improvement Partnership* and *Ford Graphics*.

Confidential drawings must be handled separately and will only be distributed following the Owner's Confidentiality Policy.

3) Formal Qualification Based Method - where the estimated work package is greater than \$200,000

Where the work package involved requires specialized knowledge, skill, experience and expertise a Request for Proposal (RFP) may be used. RFP's will be publicly-advertised in the *Daily Journal of Commerce*, and a minimum of two minority publications (e.g., *El Hispanic News*, *The Skanner*, *The Portland Observer*, *The Asian Reporter*).

All documentation of advertisements and equity efforts (Form 1 & 2, attached to this Plan) will be provided to the Owner and Owner's Contract Compliance Specialist.

Contractor will maintain three (3) sets (of plans of the non-confidential drawings) and specifications for solicitation packages for review at local plan centers, such as (but not limited to), *Daily Journal of Commerce*, *OAME Plan Center*, *MCIP* and *Ford Graphics*. Confidential drawings must be handled separately and will only be distributed following the Owner's Confidentiality Policy.

RFPs must include criteria of a subcontractor's or supplier's diversity in contracting, such as:

- Describe your company's policy and practice of contracting with D/M/W/ESBs including the number of individual D/M/W/ESBs contracted, the dollar amount contracted and amount paid to D/M/W/ESBs over the past three years. List the name, nature of work, and dollar amount of each D/M/W/ESB for the cited projects.
- Describe objectives for increasing D/M/W/ESB subcontracting capacity in the work of the Project, including an estimate of the dollar volume of D/M/W/ESB utilization you will aspire to achieve.
- Describe your company's hiring policy and practice for hiring, retaining and advancing

minorities and women in your workforce.

Subcontractors soliciting bids for packages, division of work and/or work element having an estimated value greater than \$200,000, regardless of subcontracting tier, will be required to follow the solicitation methods outlined in this Plan, including the submission of all required forms.

e. Pre-Bid/Pre-Proposal Meetings

Contractor will conduct pre-bid/pre-proposal meetings for all solicitation packages and Subcontractors will conduct pre-bid/pre-proposal meetings for all solicitation packages with an estimated value greater than \$200,000. The purpose of the meeting is to provide clarity and understanding to the Project and solicitation requirements, view the jobsite, and to advise bidders of the importance of the commitment to and expectations for D/M/W/ESB utilization. Bidders/Proposers will be offered assistance in conducting effective solicitation steps to obtain D/M/W/ESB participation. Contractor and Subcontractors are required to notify the Owner and Owner's Contract Compliance Specialist of all pre-bid/pre-proposal meetings. For solicitation packages with an estimated value greater than \$200,000, Contractor and Subcontractors will coordinate meetings with the Owner and Owner's Contract Compliance Specialist who may attend all pre-bid/pre-proposal meetings as required or as needed at the Owner's discretion.

f. Outreach Components and Utilization Strategies

Subcontracting Opportunities Conferences

During the construction services phase, Contractor will conduct outreach conferences apprising the construction industry and D/M/W/ESBs of the subcontracting procurement process and approach to D/M/W/ESB utilization. The conferences will include information on anticipated solicitation dates and divisions of work identified for D/M/W/ESB participation. Conference attendees will be informed of the resources that will be available to them during the bidding and construction phases. These events will provide a networking forum for prospective D/M/W/ESB subcontractors and major and/or specialty subcontractors.

Subcontractor Outreach

All Tier Subcontractors will conduct outreach as outlined above. All documentation of equity efforts (Form 1 & 2, attached to this Plan) will be provided to the Contractor and Owner's Contract Compliance Specialist and Owner.

g. Technical/Business Assistance.

Contractor may offer and provide the following technical assistance services to D/M/W/ESBs awarded a contract on the Project regardless of subcontracting tier:

- 1) Establishing a schedule of values for the work to be performed.
- 2) Cash flow projections required for successful performance of the work.
- 3) Progress payments consistent with the City's accelerated twice-monthly payment provisions.
- 4) Advance payment provisions where appropriate to facilitate successful participation of all tier D/M/W/ESBs.

- 5) Establishing projected measurable capacity building elements (e.g. additional equipment, expanded expertise, improved production efficiency, etc.) anticipated as a result of participating in the capacity building component of this Plan.
- 6) Negotiate pricing and secure a material supplier or group of suppliers for eligible participants on particular aspects of the Project to decrease or eliminate material pricing as a factor in the award of contracts to D/M/W/ESB firms.
- 7) Look for opportunities to increase the utilization of small D/M/W/ESB firms on incidental Project work such as flagging, trucking/hauling, landscaping, or cleanup, for work that could be competitively solicited. Contractor may establish unit price Project packaging for work such as trucking, erosion control, and flagging through which a pool of D/M/W/ESB's can profitably perform.

h. Accelerated Payment

All subcontracts are subject to the City's accelerated payment requirements specified in the Contract. These provisions are mandatory on all Project contracts and subcontracts at any tier.

i. Pre/Post Contract Award Monitoring

Contractor will comply with the provisions of this Plan in the solicitation and award of subcontracts during the life of the Project. Contractor will submit all bid results, responses to RFP's, and other supporting documentation to the Owner and the Owner's Contract Compliance Specialist after each solicitation but prior to subcontract award to review, especially where qualification requirements apply, and verify compliance with established procurement procedures.

Contractor will establish and maintain contact with all participating subcontractors, including D/M/W/ESBs, regardless of tier, to monitor and coordinate efforts to prevent problems from arising and/or solve those that have arisen. Information regarding such matters will be submitted with the Monthly Subcontractor Payment and Utilization Reports under separate cover to the Owner and Owner's Contract Compliance Specialist.

j. Subcontractor, including D/M/W/ESB Replacement Policy and Procedure

While affording maximum opportunities for D/M/W/ESBs to participate on the Project, it is imperative that the overall Project production schedules be maintained. Any subcontractor, including D/M/W/ESBs on the Project deemed to warrant replacement must be terminated in accordance with the provisions as set forth in this Plan. The basis for termination will be one or more of the following with supportive documentation:

- 1) Inability of the company to perform the work as required.
- 2) Refusal of the company to perform the work as required.
- 3) Mutual agreement of Contractor and the Subcontractor not to perform the work due to reasons beyond the control or influence of Contractor or Subcontractor.

The Contractor will not be permitted to substitute a D/M/W/ESB without the consent of the City's Chief Procurement Officer. A D/M/W/ESB is considered substituted or replaced when

any portion of the work submitted on Form 1, attached to this Plan as being performed by a D/M/W/ESB is performed with the resources of any firm other than the identified D/M/W/ESB. Resources include supplying the labor, supervision, material, equipment, technical and management expertise to perform the D/M/W/ESB's work.

If any Subcontractor is added or replaced after the bid is submitted, the successful bidder shall make equity efforts to contract with a D/M/W/ESB for the work to be performed by that Subcontractor. Documentation of these efforts is required, and must be submitted to the Owner and Owner's Contract Compliance Specialist.

ARTICLE 9 – REPORTING REQUIREMENTS AND ADMINISTRATION

9.1. The Contract requires the Contractor and Subcontractors to maintain documentation of compliance throughout the terms of contract. The Contractor will submit their completed documentation and provide reports within the timeframe as required by the Contract to the Owner. The Owner's Contract Compliance Specialist will then forward to the Compliance Review Committee in a timely manner. At a minimum, documentation will include but is not limited to:

- a. D/M/W/ESB solicitation packages
- b. D/M/W/ESB solicitation results
- c. Inquiries of D/M/W/ESB interests in bidding, bid amounts, and contract awards
- d. Subcontractor & Supplier payments
- e. Subcontractor replacement requests/decisions
- f. Technical assistance requested/provided and/or referred
- g. Apprenticeship results
- h. Workforce diversity results
- i. Problems and successes experienced (mentorship)
- j. Community involvement
- k. Monthly Electronic Spreadsheet of D/M/W/ESB Awards/Material & Major Expenditures and Supplier Purchases
- l. Charts and Graphs as requested
- m. Other reports as requested by Owner

9.2 All parties that participate in the Project and perform work on the Contract will be expected to comply with the rules governing the Owner's access to records. The Owner and its duly authorized representatives are required to have access to the books, documents, papers, and records of the Contractor or participant which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcripts for a period of six years or per the Owner's

auditing requirements after final payment. Copies of applicable records will be made available upon request.

9.3 The Owner, either directly or through a designated representative, may conduct financial and performance audits of the billings and services specified in this Plan at any time in the course of the Project and during the retention period established above. Audits will be conducted in accordance with generally accepted auditing standards as promulgated in Government Auditing Standards by the Comptroller General of the United States General Accounting Office. If an audit discloses that payments made in support of this Plan or the agreements established through this Plan were in excess of the amount to which the parties were entitled, then the party will be required repay the amount of the excess to the Owner.

ARTICLE 10 - COMPLIANCE

10.1 Failure to meet the requirements of this Plan impairs the Owner's efforts to promote workforce and contracting diversity and to provide fair and equal opportunities to the public as a whole as a result of the expenditure of public funds. Therefore, failure to meet the requirements of this Plan, will constitute a material breach of the Contract.

ARTICLE 11 - SEVERABILITY

11.1 If any clause, sentence or any other portion of the terms and conditions of this Plan becomes illegal, null or void for any reason, the remaining portions will remain in full force and effect to the fullest extent permitted by law.

ATTACHMENTS

Project Name:

Additional sheets may be used by copying this form, however, each must be signed to certify its content and completion of the form.

City Use Only				
GOAL TYPE (DMW-14% & DMWESB - 20%)	Dollar Value Commitment	% Commitment (Dollar Value/Total Bid Amount)	Aspirational Goal Met	
DBE/MBE/WBE Goal	\$0.00	#DIV/0!	<input type="checkbox"/> Yes	<input type="checkbox"/> No
DBE/MBE/WBE/ESB	\$0.00	#DIV/0!	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	TOTAL BID AMOUNT	\$0.00
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Part 2 of this Form applies solely to work being subcontracted to non-certified firms.

Total Non-Certified	\$0.00
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[illegible]

Name of Bidder (Company Name)

** If bidder's DMW & DMWESB participation commitments (Form 1-Part 1) are less than the ASPIRATIONAL GOALS; upon request, Bidder must also submit Form 2, documentation of good faith efforts as evidence of actions to secure DMWESB participation. Bidder's documentation of good faith efforts shall meet the requirements provided in the Subcontractor Equity Program specification.*

CITY OF PORTLAND
DMWESB BIDS RECEIVED LOG
FORM 2

Bidder Name:

Project Name:

[illegible]

[illegible]

[illegible]

Name of DMWESB Subcontractor	Certification Type (DBE, MBE, WBE, ESB)	Division of Work	Date of Written Contact	Date of Phone Contact	Bid Amount	Reason Not Used (Price, Scope, or Other. If Other, explain in Notes)	Notes
	<div></div>					<div></div>	

Updated: November 06, 2017
Based on GMP & 50% CD

Procurement & Community Benefits Plan - 10th & Yamhill Smart Park Renovation Project

[illegible]

- 1306 -

Agenda No.

REPORT

Title

Accept Guaranteed Maximum Price of \$17,885,767 from Balfour Beatty Construction LLC dba Howard S. Wright for the construction of the 10th & Yamhill SmartPark Garage Project (Procurement Report - RFP No. 0000423)

<p>INTRODUCED BY Commissioner/Auditor: Mayor Wheeler</p>	<p>CLERK USE: DATE FILED <u>NOV 28 2017</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Wheeler </p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: BRFS/Procurement Bureau Head: Larry Pelatt </p> <p>Prepared by: Celeste King Date Prepared: November 9, 2017</p>	<p>ACTION TAKEN:</p> <p style="font-size: 1.2em; font-weight: bold;">DEC 06 2017 ACCEPTED PREPARE CONTRACT</p>
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document.</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date: December 6, 2017</p>	

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: 15 min. (for presentation, testimony and discussion)</p>

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