

ORDINANCE No. 188793

*Authorize a lease extension with 2020 Portland Owner, LLC, for office space at 2020 SW 4th Ave through October 31, 2022 at an average annual estimated lease cost of \$630,314 for Bureau of Development Services (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Bureau of Development Services (“BDS”) is experiencing an unprecedented growth in terms of workload and staffing and the current location at 1900 SW Fourth Avenue, Portland, Oregon, and commonly known as the 1900 Building, is a City co-owned property with Portland State University and is at full capacity.
2. In 2016, Ordinance NO. 187873 authorized BDS to lease approximately 13,312 square feet from SKERBRG, located near the 1900 Building, at 2020 SW 4th Avenue and commonly known as the CH2M Center.
3. The Bureau continues to expand and wishes to add approximately 6,329 square feet, for a total of 19,641 square feet, and extend the lease term an additional 3 years to October 31, 2022.
4. The 2017-2018 annual lease cost is approximately \$553,473. Annual increases over the remaining term of the lease extension are approximately 3%. Funds are available to cover the increased rent over the lease term and are included in BDS's five-year financial forecast.
5. Financial impact for the addition of space and extension of lease is on average approximately \$630,314 per year.
6. Pursuant to Resolution #37017 “Reaffirming the City’s Interest to Maximize Investment in City-Owned Facilities and Directing the Office of Management and Finance to Fully Implement ADM 13.01”, the Bureau of Internal Business Services (“BIBS”) is working with bureaus to fully implement ADM 13.01 and ART 3.01 by bringing City operations back into City-owned facilities when possible.
7. BIBS and BDS have strategically assessed the space need against availability of space in existing City-owned facilities in the downtown Central Business District. There are no viable options within City-owned facilities to provide sufficient space to accommodate the additional space needs.

NOW, THEREFORE, the Council directs:

- a. The Chief Administrative Office or his designee are authorized to execute a lease amendment substantially the same as Exhibit A to this ordinance.

Section 2. The Council declares that an emergency exists in order that this lease addendum may occur without delay; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: JAN 31 2018

Commissioner Chloe Eudaly
Prepared by: Pauline Goble
Date Prepared: January 9, 2018

Mary Hull-Caballero
Auditor of the City of Portland

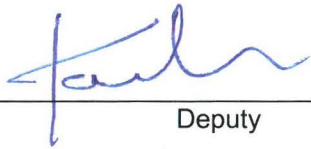
By


Deputy

Agenda No.
Ordinance NO.
Title

188793

*Authorize a lease extension with 2020 Portland Owner, LLC for office space at CH2M Center 2020 SW 4th Avenue, Portland, Oregon, through October 31, 2022 at an average annual estimated cost of \$630,314 for Bureau of Development Services. (Ordinance)

INTRODUCED BY Commissioner/Auditor: Wheeler	CLERK USE: DATE FILED <u>JAN 23 2018</u>
COMMISSIONER APPROVAL	Mary Hull Caballero Auditor of the City of Portland By: <u></u> Deputy
Mayor—Finance & Administration - Wheeler	
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick	ACTION TAKEN:
BUREAU APPROVAL	
Bureau: Tom Rinehart, CAO Bureau Head: Bryant Enge, Director	
Prepared by: Pauline Goble Date Prepared: January 12, 2018	
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date Jan 31, 2018	

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

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz <input checked="" type="checkbox"/>	
2. Fish	2. Fish <input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman <input checked="" type="checkbox"/>	
4. Novick	4. Novick <input checked="" type="checkbox"/>	
Hales	Hales <input checked="" type="checkbox"/>	