

ORDINANCE No. 189287

*Authorize an Intergovernmental Agreement with Portland State University for the Turbine Replacement Project, Urban Center Condominium for total project cost estimated not-to-exceed \$5 million (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The buildings located at 1900 SW 4th Avenue, Portland, Oregon, consist of PSU's Fourth Avenue Building ("FAB") and the City's building ("Tower") and are a commercial condominium with units owned by PSU and City and common elements shared by the Parties.
2. The Turbine Replacement project consists of two separate phases. Phase I refers to design and engineering work. Phase II refers to all remaining work after the design and engineering phase is complete. Phase I project cost, including all soft costs, is estimated not-to-exceed \$275,000 of the total project cost, the remaining balance of total project cost shall be used for Phase II. Total project cost for both phases, including all soft costs, is estimated not-to-exceed \$5,000,000.
3. Phase I includes removal and replacement of the existing 3 MW Turbine with two (2) new 2 MW diesel generators (collectively referenced as "Turbine Replacement" or "Project"). The Project will include associated electrical distribution reconfiguration, re-piping and rerouting of existing diesel fueling system, which source the new generator equipment, commissioning requirements and any structural enhancement requirements. Project includes roof replacement and new installation, directly located beneath the existing turbine location and new location of the new generators.
4. PSU will pay for 50% and the City will pay for 50% of the total costs of Project, which include both Phase I and II costs.
5. Project costs have been authorized as part of the 1900 Building Maintenance Plan in the FY 2018-19 Fall Budget Monitoring Ordinance.
6. The Office of Management and Finance/Facilities Services (OMF Facilities) recommends the authorization of the Intergovernmental Agreement for the Turbine Replacement Project.

NOW THEREFORE, the Council Directs:

- a. The Deputy Chief Administrative Officer, or designee, is authorized to execute an Intergovernmental Agreement, in a form substantially in accordance with Exhibit A, upon legal review and approval to form by the City Attorney's Office, for the Turbine Replacement Project, Urban Center Condominium.
- b. The Mayor and City Auditor are hereby authorized to pay for the contract from the 1900 Building major maintenance reserve when demand is presented and approved by the proper authorities.

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

Passed by the Council, DEC 12 2018

Mayor Ted Wheeler
Prepared by: Ron Umali/ds
Date Prepared: November 27, 2018

Mary Hull Caballero
Auditor of the City of Portland
By

Deputy

Agenda No. **ORDINANCE NO. 189287**

with Title

*Authorize an Intergovernmental Agreement between the City and Portland State University (PSU) for the Turbine Replacement Project, Urban Center Condominium. *total project cost estimated not to exceed \$5 million*
for (Ordinance)

INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler	CLERK USE: DATE FILED DEC 04 2018
COMMISSIONER APPROVAL Mayor—Finance and Administration - Wheeler <i>MP</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland By: <i>[Signature]</i> Deputy
BUREAU APPROVAL OMF / Facilities Services OMF CAO: Tom Rinehart <i>TR</i> OMF Deputy CAO: Carmen Merlo <i>CM</i>	ACTION TAKEN:
Prepared by: Ron Umali/ds Date Prepared: November 27, 2018	
Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>JB</i>	
Council Meeting Date December 12, 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. Eudaly	4. Eudaly	<input checked="" type="checkbox"/>	
Wheeler	Wheeler	<input checked="" type="checkbox"/>	