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IMPACT STATEMENT

Legislation title:Approve findings to authorize an exemption to the competitive bidding
requirements and authorize the use of the alternative contracting method
of Construction Manager/General Contractor in connection with the
Downtown/Old Town SW Main/Taylor Sewer Rehabilitation Project for an
estimated amount of \$7,100,000 (Ordinance)Contact name:Susan Hjorten, Program Manager
503.823.7098Presenter name:Susan Hjorten, Program Manager
Lester Spitler, Chief Procurement Officer

Purpose of proposed legislation and background information:

The purpose of this legislation is to authorize the City to use a Construction Manager/General Contractor (CM/GC) contracting method that would support successful completion of the project in the most efficient and cost-effective manner to achieve BES goals. This ordinance allows the City to purse an alternative contracting method. Once approval is granted, a separate Request for Proposal (RFP) process will occur to select the most qualified contractor to engage in the design phase of the project as well as construct the improvements identified. One Guaranteed Maximum Price (GMP) will be developed to cover the complete construction costs of the project and brought to City Council for approval prior to construction activities starting.

The SW Main-Taylor Sewer Rehabilitation project (Project) is in SW Main, Salmon and Taylor Streets between SW Naito Parkway and SW 13th Avenue, inclusively. The Project will rehabilitate deteriorated sewer mains and service laterals. It will also upsize sewer mains that require additional capacity. The Project is in the Portland Downtown Neighborhood, the Central Business District and the portion between SW 4th and SW 10th is also known as the Downtown Core.

The use of the CM/GC contracting method allows collaboration between the contractor and the design team during the design phase. Besides the obvious benefits of a better design package especially for the technical aspects, other benefits include better coordination with stakeholders and better sequencing of construction activities to minimize disruptions downtown.

Financial and budgetary impacts:

Project construction is estimated to cost approximately \$7.1 million. The proposed budget is a project estimate based on similar projects. Design work has not started and the level of confidence is "Low" based on Class 5 AACE estimates, which provide order of magnitude costs with a broad range of accuracy of +100 percent to -50 percent of actual costs.

This project is part of BES' Large Scale Sewer Rehabilitation Program, which is funded through FY 2030.

This legislation will neither generate nor reduce current or future revenue. No current positions will be affected and no positions will be created, eliminated, or reclassified as a result of this legislation.

Community impacts and community involvement:

The use of a CM/GC contracting method is critical to facilitating this complicated Project with the least amount of disruptions to the general public, business and property owners, and commerce in the project area. This method promotes schedule efficiencies through early Contractor involvement and the incorporation of schedule-saving approaches prior to the completion of the design. The CM/GC method gives the contractor more time to engage in noise abatement alternatives helping to lessen the impact to the neighboring businesses, residents and general public. Traffic control (vehicular, bicycle and pedestrian) impacts will also be lessened because the Contractor will be able to adjust their work in response to public access needs prior to being in construction.

Utilizing the CM/GC method allows the City to monitor Contractor outreach and utilization of apprentices, SDVBE/D/M/W/ESB subcontractors and help the City achieve Subcontractor Equity Program objectives for this Project. Also, to set the City and local economy on a path where more local contractors have the ability to provide CM/GC services while meeting the qualifications established by the Subcontractor Equity Program.

Budgetary Impact Worksheet

Does this action change appropriations?

☐ YES: Please complete the information below.
☑ NO: Skip this section

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