

ORDINANCE No. 190255

*Amend contract with Raimore Construction, Inc. for additional compensation to add contract work for the construction of the Gateway Green Access Road, resulting in a total contract authorization of \$5,600,000 (Ordinance; amend Contract No. 30007104)

The City of Portland ordains:

Section 1. The Council finds:

1. Gateway Green Park is a 24-acre site located between I-205 and I-84 in East Portland, a historically underserved community for Portland Parks & Recreation (PP&R) services.
2. In 2014, PP&R acquired the property from the Oregon Department of Transportation (ODOT), with the understanding that vehicular access to the site was limited and needed improvements.
3. In 2015, PP&R began a study to improve emergency and maintenance access options to the site and determined that an alignment along the planned Sullivan's Gulch Trail was the most beneficial and economical option. This alignment became the Gateway Green Access Project ("Access Project").
4. The Gateway Green Access Project and Park Development Project were initiated in parallel with each other but separated eventually, due to the time intensive and complicated permitting and partnership agreements (ODOT, TriMet, UPRR) required to implement the Access project.
5. In January of 2020, PP&R issued the Notice-to-Proceed for the Park Development Project (Contract #30007104) to Raimore Construction, Inc. ("Raimore") for \$2,862,768 million; the contract has a 100% Minority-owned, Woman-owned, or Emerging Small Business participation rate.
6. Construction for the Park Development Project is scheduled to be completed in the winter of 2020/21, with limited access for maintenance and emergency vehicles.
7. In the fall of 2020, PP&R received engineering approval from ODOT and UPRR for the construction of the Access Project.
8. The Access Project will require railroad insurance and site-specific UPRR permits of entry, which involve a lengthy process to obtain and which Raimore has already obtained for the Park Development Project.
9. Recognizing the imminent need for improved access and Raimore's current state of mobilization at the site, PP&R has negotiated a Change Order amount for the

Project Work with Raimore, in the amount of \$2.1 million to achieve project time and cost savings as well as reduce duplicative permitting; estimated efficiencies are 8 months of time and approximately \$100,000 savings.

10. Combining the Access Project work with other contract change orders for the Park Development project, the estimated change in the total contract value is \$2,726,458; confidence is moderate.
11. PP&R seeks Council's authorization to increase Contract No.30007104 with Raimore to \$5,600,000, in order to complete construction of the park and the accompanying access road; the cost change is a 95.6 percent increase of the original contract value.
12. Funding for this Access Project is included in the PP&R FY20-21 budget through PP&R System Development Charges (SDC) funds and contributions from the TriMet's Better Red Improvement project, as documented in City Ordinance No.30007325.
13. The completion of the Development Project and Access Project will provide a unique regional recreational amenity to the underserved neighborhood in East Portland.

NOW, THEREFORE, the Council directs:

- a. The Director of Portland Parks and Recreation Bureau or designee is authorized to execute additions to Contract No. 30007104 with Raimore Construction, Inc. for the purpose and amount described in Section 1 above, up to a revised contract amount of \$5,600,000, upon the City Attorney's approval as to form for the contract amendment.

Section 2. The Council declares that an emergency exists to ensure emergency and park staff vehicular access to the park; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: January 6, 2021

Commissioner Carmen Rubio
Prepared by: Ross Swanson
Date Prepared: 11/9/2020

Mary Hull Caballero

Auditor of the City of Portland

By *Keelan McClymont*
Deputy

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Agenda No.
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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Carmen Rubio</p>	<p>CLERK USE: DATE FILED <u>December 28, 2020</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u>Keelan McClymont</u> Deputy</p> <p>ACTION TAKEN:</p>
Mayor—Finance & Administration - Wheeler	
Position 1/Utilities - Rubio/Fritz <small>Tim Crail on behalf of Commissioner Fritz Digitally signed by Tim Crail on behalf of Commissioner Fritz Date: 2020.12.23 13:00:26 -08'00'</small>	
Position 2/Works - Ryan	
Position 3/Affairs - Hardesty	
Position 4/Safety - Mapps	
BUREAU APPROVAL	
Bureau: Parks & Recreation Bureau Head: Adena Long <small>Digitally signed by Adena Long Date: 2020.12.22 09:31:25 -08'00'</small>	
Prepared by: Ross Swanson Date Prepared: 12/1/2020	
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 <small>Digitally signed by L. Law Date: 2020.12.16 14:58:24 -08'00'</small>	
Council Meeting Date January 6, 2021	

<p style="text-align: center;">AGENDA</p> <p>TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)</p> <p>CONSENT <input type="checkbox"/></p> <p>REGULAR <input checked="" type="checkbox"/> Total amount of time needed: <u>10 min</u> (for presentation, testimony and discussion)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">FOUR-FIFTHS AGENDA</th> <th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th> </tr> <tr> <th></th> <th style="width: 20%;">YEAS</th> <th style="width: 20%;">NAYS</th> </tr> <tr> <td>1. Rubio</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>2. Ryan</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>3. Hardesty</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>4. Mapps</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>Wheeler</td> <td style="text-align: center;">✓</td> <td></td> </tr> </table>	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Rubio	✓		2. Ryan	✓		3. Hardesty	✓		4. Mapps	✓		Wheeler	✓	
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