

## 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 for the Mill Park Construction Project for an estimated amount of \$7,500,000 (Ordinance)

**Contact name:** Robin Johnson Craig, Capital Project Manager

**Contact phone:** 971-940-5711

**Presenter name:** Robin Johnson Craig, Capital Project Manager  
Kathleen Brenes-Morua, Chief Procurement Officer (Interim)

### **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 Portland Parks & Recreation (PP&R) goals. This ordinance allows the City to pursue 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 to construct the improvements identified. One Guaranteed Maximum Price (GMP) will be developed to cover the complete construction costs of the project and brought to the City Council for approval prior to construction activities starting.

The Mill Park Construction Project ("Project") covers 5.7 acres surrounded by single family residences, multi-family housing and the Mill Park Elementary School in the Mill Park neighborhood. When fully developed, Mill Park will serve 1,440 households. Of those 1,440 Mill Park households, there are 881 unique households not served by other Portland parks' ½ mile service areas. The completed Project will be a vital park in this underserved community that will provide many important community functions including a space for cultural activities, picnic sites for family and group gathering, play and a large community garden.

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 impacts to the neighborhood and the adjacent school.

### **Financial and budgetary impacts:**

Project construction is estimated to cost approximately \$7,500,000. The proposed budget is a project estimate based on similar projects. Design work has not started and the level of confidence for the cost estimate is "Low".

This project is currently 100% funded by the Parks System Development Charge funds. The estimated Operations and Maintenance (O&M) costs for this project are \$473,000 and will be requested in the budget process for FY2023/2024. This is a low confidence O&M estimate, which will be refined as the project design is developed.

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 the community to develop a park that reflects community pride and is safe, clean, and accessible for all ages, cultures, and abilities.

Utilizing the CM/GC method allows the City to monitor Contractor outreach and utilization of apprentices, Service-Disabled Veterans Business Enterprises, Disadvantaged, Minority, Women, and Emerging Small Business 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.

### **100% Renewable Goal:**

Not applicable.

### **Budgetary Impact Worksheet**

#### **Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.  
☒ **NO:** Skip this section

<b>Fund</b>	<b>Fund Center</b>	<b>Commitment Item</b>	<b>Functional Area</b>	<b>Funded Program</b>	<b>Grant</b>	<b>Sponsored Program</b>	<b>Amount</b>

*Claudio Campuzano*  
 Claudio Campuzano  
 Finance, Property & Technology Manage

3/24/2021  
 Date