



Mill Park Development Project

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Robin Johnson Craig, Capital Project Manager III

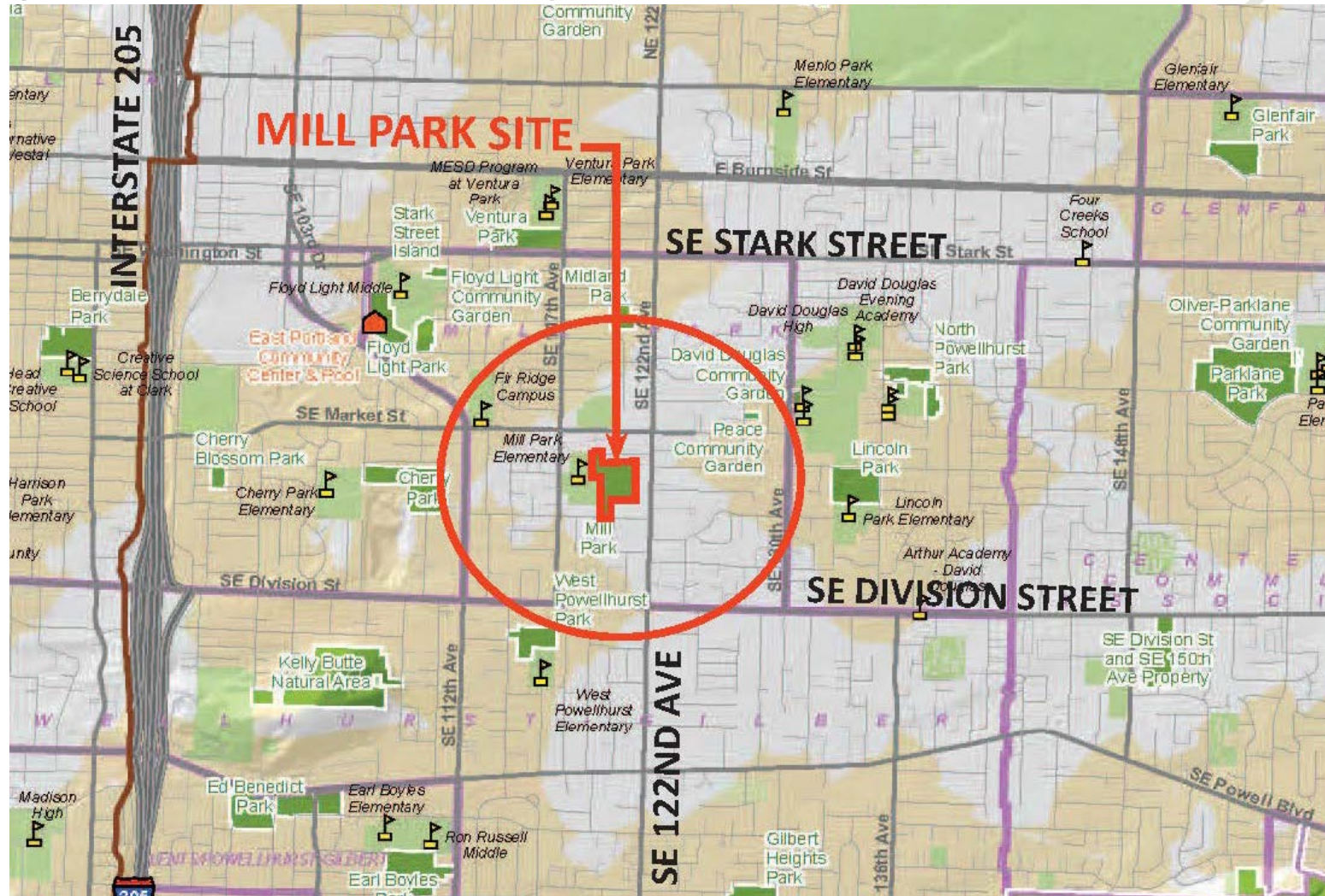
Kathleen Brenes-Morúa, Interim Chief Procurement Officer





A large, stylized, light green graphic of a hand reaching out, with a small inset image of a park sign. The inset image shows a sign for 'Glenfair Park' with a small house icon.

Mill Park Project: Location Map





Mill Park Project Site Map





Mill Park Elementary



- **77.1% diversity in enrollment**
- **74.3% Free and reduced Lunch program enrollment**
- **49% ESL enrollment**

Source: <https://www.ddouglas.k12.or.us/wp-content/uploads/2019/11/Mill-Park-Demographics.pdf>
<https://www.ddouglas.k12.or.us/wp-content/uploads/2019/11/Current-Ethnicity-Percentage-by-School-October-1-2019.pdf>



Mill Park Development

- Central lawn with space for sports and leisure activities
- Community garden
- Playground and splash pad
- Circular pathway and soft surface trail
- Picnic shelter and tables
- Landscaping with trees and native plants
- Parking





PORTLAND PARKS & RECREATIONSM

Healthy Parks, Healthy Portland

Mill Park Development

Project Funding:
\$12 Million

Funding Source:
Parks System
Development
Charges

Estimated O&M:
\$473k





What is the Construction Manager/General Contractor (CM/GC) Contracting Method?

- The CM/GC delivery method leverages the combined skills of an integrated multi-discipline team to control time, provide cost effective solutions and to ensure high project quality.
- Oregon law ([ORS 279C.300](#)) allows exemption from the low-bid procurement requirement if required findings provided in an exemption order are approved ([ORS 279C.335](#)).
- The CM/GC method still requires a competitive bid process but allows the City to include more consideration in the review of bid proposals than simply price.



How does Construction Manager/General Contractor Contracting Method provide more opportunities with DMWESB firms?

- Parks has had success using the CM/GC method as a meaningful and engaging approach to reach the DMWESB contracting community. Parks is committed to improving outcomes for DMWESB Contractors.
- Pioneer Courthouse Square Renovation CM/GC Project:
Howard S. Wright partnered with Faison Construction as a Teaming Partner. Project provided 41% Subcontractor Equity Program participation.



Alternative contracting method of Construction Manager/General Contractor

- No favoritism, no diminished competition;
- Cost containment and best value accrued;
- Contractor can provide input during design, development and construction processes to the City and the design team;
- Opportunities for Service-Disabled Veterans Business Enterprises, Disadvantaged, Minority, Women, and Emerging Small Business minority-owned businesses in the contracting community.





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





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Thank you! Questions?

