

Agenda No. ~~441~~ 470

ORDINANCE NO. 190457

Authorize Architect/Engineer design services contract for Mt. Scott Community Center Seismic Retrofit and Expansion Project for amount not to exceed \$3,566,328 and add the Mt. Scott Community Center Expansion Project to the Parks & Recreation System Development Charge Capital Improvement Plan (Ordinance; amend Ordinance No. 187770)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland Parks & Recreation (PP&R) promotes health, livability and economic vitality through the effective management of the City's award-winning parks and recreation system.

The Mt. Scott Community Center (MSCC) is a 60,744 square-foot facility located in the Mt. Scott-Arleta Neighborhood at 5516 SE 72nd Avenue, at the intersection of SE 72nd Avenue and of SE Harold Street. MSCC had its beginnings as an outdoor pool in the 1920's and has expanded over time as the community has grown. Several additions through the 1950's and a new pool replacement in 2000 are the foundation of the current facility.

Incremental additions over 90 years have resulted in an inefficient building constructed mainly of unreinforced masonry (URM), with failing mechanical systems and little capacity to provide adequate recreational programming to this growing South East Portland neighborhood. MSCC is representative of the City's aging infrastructure with a long backlog of deferred maintenance needs.

Introduced by

Commissioner Rubio

Bureau

Parks & Recreation

Prepared by

Marlo Medellin

Date Prepared

April 27, 2021

Requested Council Date

June 9, 2021

Requested Agenda Type

Regular 15 minutes

Date Filed with Clerk

June 1, 2021

2. In 2018, PP&R was awarded \$15 million from Mayor Wheeler’s Build Portland (BP) initiative to address part of the maintenance backlog at MSCC and important structural concerns including seismic upgrades and roof renovations. Work began immediately with FFA Architects consultant team to assess what facility repair and renovation work needed to be done. Beyond the seismic work and roof repair, the assessment found that many of the facility’s systems were near failure, with upgrades needed, for example, in the mechanical system to address energy inefficiencies. Facility expansion is needed to address inadequate programming capacity, and building modifications are necessary to address hazardous materials and improve accessibility. Without this further investment, these items could not be addressed.
3. The BP-funded seismic and roof improvements will require demolition of old structural systems, removing much of the pre-1999 construction systems and replacing them with new structural components. Given the extensive demolition necessary to bring the facility to current seismic code, the MSCC Seismic Retrofit and Expansion Project (“Project”) presents an opportunity to increase capacity to meet the needs of a growing Portland at a leveraged cost. Additional funding would also provide an opportunity to resolve numerous hazardous conditions, address deferred maintenance needs that have been outstanding for several years, and the expansion funding will allow PP&R to bring additional programs and resources to the community.
4. The PP&R Commissioner has provisionally approved allocation of \$8.5 million in System Development Charge (SDC) funds to leverage BP funds and expand MSCC, adding much needed additional programming capacity to serve a growing Portland, pending City Council approval to amend the Park SDC Capital Improvement Plan (SDC-CIP) list.
5. Council approval is required to amend the SDC-CIP list to add the MSCC Project. There is not a project to expand MSCC on the current Council adopted SDC-CIP list. Approval of this action will authorize amendment of the SDC-CIP list by adding the MSCC Project to the SDC-CIP list. Modification of the list to add this Project will not alter the SDC fee schedule.
6. By allocating SDC funds, PP&R will maximize City of Portland investment by identifying and leveraging projects that deliver on multiple priorities.
7. Project improvements organized by the funding source include:

Build Portland Funds:

- a. Demolition and reconstruction of URM areas to meet the current Seismic Code;
- b. Improvement of accessibility;
- c. New natatorium HVAC system;
- d. Removal of existing hazardous materials;
- e. Development of the Asset Management Plan
- f. Replacement of failing roof in pool mechanical room; and
- g. Energy efficiency improvements.

SDC Funds

10,900 square feet of additional programming spaces, including:

- a. Aerobic Studio;
 - b. Senior Center;
 - c. Conference room providing rental opportunities for neighborhood community;
 - d. Addition of a second highly sought-after pool party rental room;
 - e. Event/flexible space that provides rental opportunities;
 - f. Commercial kitchen to support the event space and healthy cooking classes; and
 - g. Dedicated classroom space.
8. Funding for this Project is a combination of \$15 million in OMF's BP funds and \$8.5 million in PP&R SDC funds. The \$15 million funding is included in OMF's FY20-25 budget.

9. By leveraging the BP funds with SDC revenue, PP&R will optimize resources to create a safe, high quality, full-service community center that moves the city of Portland toward a sustainable future and expands capacity to meet the needs of a growing, densifying Portland.
10. PP&R needs a consultant to perform design services for structural improvements, partial reconstruction, and expansion of the MSCC from schematic design through construction document development and construction administration.
11. The services were advertised under RFP 00001506 and eight (8) responsive proposals were received. The selection committee reviewed and scored these proposals in accordance with PCC 5.68.
12. FFA Architecture and Interiors, Inc. was selected as the successful proposer, and the City desires to enter into a PTE contract with FFA Architecture and Interiors, Inc. with a not-to-exceed contract amount of \$3,566,328.50.
13. Sufficient funding resides in the BP Fund (\$15 million) and SDC Fund (\$8.5 million) for a total project budget of \$23.5 million.
14. PP&R seeks Council's authorization to amend the PP&R SDC-CIP list to allow the Project to move forward.
15. The construction budget is established at \$14 million and is based on ACC Cost Consultants' cost estimate. PP&R's confidence level in the construction cost estimate is medium due to the extended time prior to start of construction, high market demand for commercial construction services, low contractor availability, and pricing risk from uncertainties in material supply chains for estimates and project bids.
16. The participation by COBID certified firms in this contract is:

COBID-Certified Subconsultant	Certification	Area of Work	% Value	Amount
ABHT Structural	MBE	Structural Engineering	11.1	\$398,850
Vega Civil Engineering	DBE/WBE	Civil Engineering	3.8	\$136,425
Angelo Planning	DBE/WBE	Planning	0.7	\$25,536
Samata Consulting	WBE	Electrical Engineering	3.0	\$107,600

Mayer/Reed, Inc.	WBE	Landscape Architecture	3.9	\$139,625
m.thrailkill.architecture	ESB	Specification Writer	1.4	\$50,210
Portland Tree Consultancy	ESB	Arborist	0.1	\$4,600
Total				\$862,846
Non-Certified Subconsultant	Certification	Area of work	% Value	Amount
PAE Mechanical		Mechanical Engineering	10.4	\$372,275
PAT Tech		Information Technology	1.9	\$66,265
Morrison Hershfield Cons.		Forensic Architecture	2.2	\$79,380
Rider Levett Bucknall, Ltd.		Cost Estimating	1.8	\$64,500
Acoustic Design Studio		Acoustics	0.3	\$10,660
Brightworks Sustainability		LEED	3.13	\$111,690
Praxis		Asset Management	0.90	\$31,925
PBS Geotech		Geotechnical Engineering	0.85	\$30,390
KPFF		Survey	1.10	\$39,260
Total				\$806,345

NOW, THEREFORE, the Council directs:

- A. The Chief Procurement Officer is authorized to enter into a contract with FFA Architecture and Interiors, Inc. for services substantially in accordance with the draft contract attached hereto as Exhibit A upon approval as to form by the City Attorney's Office.
- B. Ordinance No. 187770 approved by Council on May 25, 2016 is amended to add the Mt. Scott Community Center Seismic Expansion Project to the Portland Parks and Recreation SDC-CIP list identified in Exhibit B.

- C. The Mayor and the Auditor are hereby authorized to draw and deliver checks payable to FFA Architecture and Interiors, Inc. chargeable to the PP&R when demand is presented and approved by the proper authorities.

Passed by Council: June 16, 2021

MARY HULL CABALLERO

Auditor of the City of Portland

Action Taken: June 9, 2021 Passed to Second Reading June 16, 2021 at 9:30 a.m.

By *Christina Thomas*

Deputy

Commissioners voted as follows (Yea or Nay)

Rubio -

Ryan - Yea

Hardesty - Yea

Mapps - Yea

Wheeler - Yea