

IMPACT STATEMENT

Legislation title: Accept proposal of \$13,670,750, from James W. Fowler Co. for the Mt. Tabor Yard Maintenance Facility and Multimodal Pathway Project (Procurement Report - RFP No. 00001589)

Contact name: Kathleen Brenes-Morua, Interim Chief Procurement Officer

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Presenter name: Kathleen Brenes-Morua, Interim Chief Procurement Officer

Purpose of proposed legislation and background information:

The purpose of this legislation is to authorize the Chief Procurement Officer to execute a construction contract for the Mt. Tabor Yard Maintenance Facility and Multimodal Pathway Project for \$13,670,750.

The improvements under this contract will serve to implement an initial phase of the 2008 Mt. Tabor Master Plan Update. The scope includes:

- A new 17,822 square foot Staff maintenance shop facility;
- Removal and relocation of horticultural greenhouses and outdoor plant storage areas;
- Establishment of a horticultural plant storage area on park lands adjacent to SE Lincoln Street and SE 64th Avenue;
- Maintenance yard reconfiguration upgrades;
- Multi-modal pathway to connect SE Division Street to Mt. Tabor Park; and
- Public Art along the multi-modal pathway.

Ordinance No. 190131 was approved by City Council on September 16, 2020 authorizing Procurement Services to use an alternative contracting method to select a contractor for the Mt. Tabor Yard Maintenance Facility and Multimodal Pathway Project. The Chief Procurement Officer advertised Request for Proposals (RFP) No. 00001589 on January 12, 2021, for the construction of the Mt. Tabor Yard Maintenance Facility and Multimodal Pathway Project with an overall budget of \$8,100,000. Portland Parks and Recreation (PP&R) rated the project estimate confidence level as Medium at that time.

Financial and budgetary impacts:

Based on the proposal received, PP&R anticipates the construction contract cost to not exceed \$13,670,750.

PP&R has funds budgeted in 2014 Parks Replacement Bond, Major Maintenance, and System Development Charges, which is included in FY 20-21 budget.

The purposed legislation will not create, eliminate or re-classify any positions now or in the future.

Community impacts and community involvement:

Mt. Tabor Park is located in Southeast Portland in a primarily residential zone. The Project makes improvements in the central operations and maintenance facility (the Yard) at the southern portion of the park between SE Division Street and SE Grant Street; half street improvements on SE 64th

Avenue between SE Lincoln Street and SE Sherman Street; and horticultural facility improvements along SE Lincoln Street near SE 64th Avenue (the Long Block).

The Project site is an essential facility from which PP&R maintenance and operations staff service the assets of the citywide park system. This facility is the primary work location of 110 employees from several PP&R Divisions, with staff responsible for horticultural services, aquatics, turf and irrigation, carpentry, welding, painting, the mechanical, electrical, and plumbing trades, and facility maintenance technicians. The Project will provide a modern, safe facility for many of these workers. The new multimodal pathway between SE Division Street and Mt. Tabor Park portion of the Project will provide off-street connections for pedestrians and bicyclists and half street improvements to SE 64th Avenue. The Project is anticipated to have a positive impact on the community for many years.

The community has had a significant role in the future of Mt. Tabor Park as well as the Project specific portions of the park at the Yard and the Long Block. In 2008, Council adopted the Mt. Tabor Master Plan Update which amended the Mt. Tabor Master Plan to include the Yard. This was the culmination of a year-long planning process in partnership with the Mt. Tabor and South Tabor neighborhoods and the 35-member Planning Group.

PP&R's 2015 Project Public Involvement Plan centered on keeping the Project Advisory Committee engaged through regular meetings and the general public engaged through public open house meetings. Both inputs influenced the site development plans. Additional communications to the public were made through updates to the project website.

The current work was approved through a Type III land use process for Conditional Use Review and Historic Resource Review. Public hearings were held before the Hearings Officer and the Landmarks Commission. This work was completed in May 2018. The project is not expected to have long-term negative impacts on the surrounding community.

The construction contracting community, including contractors certified with the State of Oregon as minority, women, and emerging small businesses became involved when the Chief Procurement Officer advertised and publicly noticed the project on the City's Online Procurement System on January 12, 2021. A public notice was also posted in the Daily Journal of Commerce on January 13, 2021.

However, prior to advertisement, PP&R staff regularly attended local minority contracting professional organizations including Latino Built and the National Association of Minority Contractors to share news of the upcoming work.

Potential proposers were able to review the competitive solicitation, ask questions, provide comments and submit a proposal in response to the Request for Proposal (RFP). Proposals received resulted in the award of the construction contract. Procurement Services managed the procurement process. No protests were received.

No known persons or groups will be testifying.

No future public involvement is anticipated or necessary for this request.

100% Renewable Goal:

This action is anticipated to contribute to the City's goal of meeting 100 percent of community-wide energy needs with renewable energy by 2050 through the incorporation of rooftop photovoltaic units.

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