



[Home](#) / [Council Documents](#)

# 191288

Ordinance

## Authorize competitive solicitation and contract with the lowest responsible bidder for construction of the Mt Scott Community Center Seismic Retrofit and Expansion Project for an estimated cost of \$28,300,000

Passed

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.
2. The Mt. Scott Community Center is located at Mt. Scott Park, in the Mt. Scott-Arleta neighborhood at 5516 SE 72nd Avenue, between SE Foster Road and SE Woodstock Blvd. Mt. Scott Community Center currently provides court sports, a swimming pool, roller skating, yoga classes, daycare, art and music classes, teen activities, private party facilities, exercise and fitness programs, and community gathering spaces available to the neighborhood and the broader community.
3. From 2018-2021, PP&R and its design consultants identified various growth and maintenance needs at the Mt. Scott Community Center, including the need seismic upgrades, roof renovations, building systems upgrades, and expanded services. A Summary Functional Program and Condition Assessment was developed and served as the Basis of Design for the development of conceptual design approaches.
4. Community engagement for the Project began in 2021 and was completed in 2022. PP&R and its design consultants engaged the public through focus groups, open houses, and online surveys to reach the final preferred design for the project. In October 2021, PP&R conducted public outreach to help determine community needs and priorities for the MSCC renovation. Community feedback resulted in the final preferred design presented at the September 2022 open house. Further input was solicited through on-line surveys.
5. The Project included review with the PP&R Accessibility Advisory Committee. This Project maintains an active website that allows the community to provide feedback through construction.

Introduced by

[Commissioner Dan Ryan](#)

Bureau

[Parks & Recreation](#)

Contact

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Requested Agenda Type

Regular

Date and Time Information

Requested Council Date

May 24, 2023

6. The City Land Use decision (LU 22-180387 CU AD) requires the addition of removable bollards at a pedestrian path that terminates at SE 73<sup>rd</sup> Avenue and SE Ellis. The implementation of this Project satisfies the requirement in this LU decision.
7. The existing community center consists of an ad-hoc collection of different linked buildings dating from the 1920s through the 1990s. Most of the facility, outside of the natatorium, was built prior to the 1960s and has been designated by the City of Portland as an unreinforced masonry building.
8. The project will bring the Mt. Scott Community Center building to current seismic compliance for greater resiliency, improve ADA accessibility, and expand recreational programming through a partial demolition of the existing community center building, a 31,131 SF new addition and renovation of the remaining building.
9. Funding for this Project is included in the 5-year Capital Budget through Capital Set-Aside Funds (2017), Build Portland (2018), PP&R System Development Charges, ADA Transition Plan funds, and the Mayor's Livability Emergency Coordination fund, with a total project budget of \$34.5 million.
10. The construction cost estimate for the project provided by the consultant team led by FFA Architecture and its professional cost estimator Rider Levett Bucknall is \$28.3 million.
11. PP&R's confidence level in the cost estimate is medium due to the current bidding and construction market, low contractor availability, and pricing risk from uncertainties in material supply chains for estimates and project bids.
12. PP&R seeks Council's authorization for Procurement Services to issue a competitive solicitation and execute a contract for the construction of the Project.

NOW, THEREFORE, the Council directs:

- A. That the Chief Procurement Officer is authorized to facilitate the use of the competitive solicitation process to obtain the lowest, responsible, and responsive bid for the construction of the Mt. Scott Community Center Seismic Retrofit and Expansion Project. Procurement will utilize their standard Subcontractor Equity Program specification.
- B. Upon Council acceptance of the Chief Procurement Officer's Report recommending the lowest responsible bidder, the Chief Procurement Officer, or designee, is authorized to negotiate and execute a contract, provided the contract has been approved as to form by the City Attorney's Office.
- C. The Mayor and Auditor are hereby authorized to draw and deliver checks chargeable to the PP&R System Development Charge funds when demand is presented and approved by the proper authorities.

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council

May 24, 2023

Auditor of the City of Portland

Simone Rede

## Impact Statement

### Purpose of Proposed Legislation and Background Information

Council approval is required for construction projects with a value over \$1 million. Approval of this action will authorize the Chief Procurement Officer to proceed with bid solicitation and awarding a contract for construction of improvements at the Mt. Scott Community Center (MSCC).

The Project is located in the Mt. Scott-Arleta neighborhood at 5516 SE 72<sup>nd</sup> Avenue, between SE Foster Road and SE Woodstock Blvd. The Project will address a significant portion of the maintenance backlog at MSCC and will deliver important seismic resiliency upgrades. When complete, the MSCC will be 70,515 SF and will provide an updated, modern, seismically resilient facility for the community. The Project will demolish and reconstruct the Unreinforced Masonry portions of the building, including the 1920's-era Bathhouse and 1950's-era Auditorium and Fitness areas. New and expanded recreation and gathering spaces will be built, the 1950's era gymnasium and roller rink areas will receive seismic upgrades, and the existing natatorium and pool will remain. Site improvements include new plazas, new parking lot paving and landscaping, right of way dedication, and necessary public street improvements.

The Project is currently tracking LEED Gold certification. Heating, Ventilation, and Air Conditioning (HVAC) system renovations, fire safety system upgrades, material use, energy efficient fixtures, and other design features facilitate this rating while also aligning with the City of Portland's Green Building Policy.

This Project supports the Build Portland vision by addressing a key funding challenge that PP&R has faced in maintaining this important community asset. The investments made will allow MSCC to continue to serve the community for years to come.

In supporting this vision, the Project has three primary goals:

- Address PP&R's infrastructure maintenance backlog
- Creation of a modern, safe, resilient community center
- Improve ADA accessibility

## Financial and Budgetary Impacts

Contract Price: The construction cost estimate for the project provided by the consultant team led by FFA Architecture and its professional cost estimator Rider Levett Bucknall is \$28.3 million. PP&R's confidence level in the cost estimate is medium due to the current bidding and construction market, low contractor availability, and pricing risk from uncertainties in material supply chains for estimates and project bids.

The Total Project budget: The funding source is from Build Portland funding, PP&R System Development Charges (SDC) funding, and Major Maintenance. No positions will be created, eliminated or re-classified because of this legislation.

Funding	Amount
Capital Set-Aside 2017	\$80,118
Build Portland 2018	\$15,000,000
PP&R SDC	\$12,189,064.
Major Maintenance - ADA	245,700
Mayor's Livability Emergency Coordination	\$7,000,000
Total	\$34,514,882

This Project will not result in any new or modified financial obligations through Intergovernmental Agreements or Memoranda of Understanding, and all capital costs are included in the 5-year Capital Budget. The anticipated Operations and Maintenance cost will be approximately \$180,000 per year which will be paid for by levy funding with the expectation that PP&R, through its Sustainable Future efforts, will work with City Council to identify a successor resource to address this ongoing cost post Levy.

The construction resulting from this Ordinance may result in additional future recreation revenues for the Bureau. Future operations and maintenance costs for built objects will be addressed through the PP&R annual budget process.

## Community Impacts and Community Involvement

PP&R and its design consultants engaged the public through open house meetings and online surveys to reach the final preferred design for the Project. Community engagement for the project design began in 2021 and will continue through the life of the project.

In October 2021, PP&R and the Project Team conducted public outreach to help determine community needs and priorities for the MSCC Renovation Project. Public comments were received through a 30-question survey that was open from October 11, 2021, through October 25, 2021. Based on the demographics of the area the Mt Scott Community Center serves, the Project Team worked with the City of Portland's Community Engagement Liaisons Services (CELS) program to conduct additional outreach to communities who may be isolated due to language barriers. The survey was provided in 5 languages: English, Chinese, Russian, Spanish, and Vietnamese. A link to a survey in each of these languages was posted on the Mt. Scott Community Center renovations website. The survey was also advertised through eight lawn signs placed in the neighborhood and sent out to 1,400 Opt-In members of the Mt. Scott Park email contact list, and an additional 6,500 households were reached via Portland Parks & Recreation's Nextdoor.com platform.

A public open house meeting was held on September 24, 2022, at MSCC. The community weighed in on the proposed renovation design. Community feedback resulted in the final preferred design that was taken forward to construction documents. The Project Team worked with the CELs program to offer in-person interpretation and translation at the event and promotion of the survey in their respective language communities.

The September 24, 2022 meeting was accompanied by an online survey open from September 24 through October 10, 2022. The survey was provided in five languages: English, Chinese, Russian, Spanish, and Vietnamese. A link to a survey in each of these languages was posted on the Mt. Scott Community Center Renovation website. The survey was promoted through lawn signs placed inside Mt. Scott Community Center, throughout Mt. Scott Park, and in the neighborhood. It was further promoted through emails sent out to community members who were registered users of the Mt. Scott Community Center services and activities from 2018-2022, and the 1,400 Opt-In members of the Mt. Scott Park email contact list. An additional 12,300 households were reached via Portland Parks & Recreation's Nextdoor.com platform.

The project included a review with the PP&R Accessibility Advisory Committee.

Throughout the planning and design process, PP&R presented information to Mt. Scott/Arleta Neighborhood Association and Foster-Powell Neighborhood Association. Additionally, SE Uplift and all SE Portland Neighborhood Associations are on the project email contact list.

The Project maintains an active website that allows the community to provide feedback through construction.

<https://www.portland.gov/parks/construction/mt-scott-community-center-seismic-retrofit-and-expansion-project>

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## 100% Renewable Goal

N/A

## Budget Office Financial Impact Analysis

This project exists in the PP&R Capital Improvement Program and has secured a mix of funding, including \$7.2M in one-time General Fund discretionary resource, \$15M in Build Portland resource, and \$12M in SDC resource for capacity-enhancing components. Ongoing operations and maintenance costs are projected at approximately \$180,000 annually, which PP&R will absorb within Parks Levy Resources or a successor resource.

## Agenda Items

389 Regular Agenda in [May 17-18, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/5/17)  
(<https://www.portland.gov/council/agenda/2023/5/17>)

Passed to second reading

Passed to second reading May 24, 2023 at 9:30 a.m.

415 Regular Agenda in [May 24, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/5/24)  
(<https://www.portland.gov/council/agenda/2023/5/24>)

Passed

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea