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191430

Ordinance

Authorize contract with PLACE Studio, LLC for North Park Blocks Extension Project not to exceed \$1,367,074 (amend Contract 30008449)

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 North Park Blocks are an important and long regarded resource for the Old Town and Pearl Districts, currently stretching six blocks from SW Ankeny St. north to NW Glisan Street. The North Park Blocks Extension Project will design and construct a northerly extension of the North Park Blocks with two separate site developments. The first block extension development, from NW Glisan St. north to NW Hoyt St. will receive full design and construction. The second block extension development will design the full block terminus of the North Park Blocks from NW Hoyt St. north to NW Johnson Street.
3. This park development is part of the 2019 Broadway Corridor Masterplan. The Project fulfills Portland Park's & Recreation's commitment to the 2022 Intergovernmental Agreement (IGA) between Prosper Portland, Portland Parks & Recreation, and the Portland Bureau of Transportation for the Broadway Corridor and Green Loop design, and the design and construction of the Pacific Northwest College of Art (PNCA) block.
4. The services were advertised under QBS-RFP 00001994 and three (3) responsive proposals were received. The selection committee reviewed and scored these proposals in accordance with PCC 5.68 and selected PLACE Studio, LLC.
5. The City desires to enter into a PTE contract with PLACE Studio, LLC with a not-to-exceed contract amount of \$1,367,074.00 and the contract will expire on December 31, 2026 unless otherwise amended and approved by the City's Chief Procurement Officer.
6. The COBID Disadvantaged/Minority/Women/Emerging Small Business/Service-Disabled Veteran Business Enterprise participation

Introduced by

[Commissioner Dan Ryan](#)

Bureau

[Parks & Recreation](#)

Contact

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Requested Agenda Type

Regular

Date and Time Information

Requested Council Date


August 23, 2023

- in this contract is 23%. Additionally, 57% of the prime consulting dollars will be awarded to a state-certified Minority Business Enterprise/Disadvantaged Business Enterprise consultant.
7. Sufficient funding resides in P10537 and will be from PP&R System Development Charges for the 5-year Capital Budget in FY 2022-23.
 8. The Confidence Level Rating for this Professional Technical Expert Services (PTE) project is MEDIUM.

NOW, THEREFORE, the Council directs:

- A. The Chief Procurement Officer is authorized to execute, on behalf of the City of Portland, a contract with PLACE studio LLC, in a form similar to the contract attached as Exhibit A, at a cost not to exceed \$1,367,074.00.
- B. The Mayor and City Auditor are hereby authorized to draw and deliver checks payable to PLACE Studio, LLC chargeable to the Bureau of Parks and Recreation when demand is presented and approved by the proper authorities.

Documents and Exhibits

 [Exhibit A \(https://www.portland.gov/sites/default/files/council-documents/2023/north-park-blocks-ext-pte-exhibit-a.docx\)](https://www.portland.gov/sites/default/files/council-documents/2023/north-park-blocks-ext-pte-exhibit-a.docx), 119.53 KB

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
August 23, 2023

Auditor of the City of Portland
Simone Rede

Impact Statement

Purpose of Proposed Legislation and Background Information

The purpose of this Ordinance is to authorize the Chief Procurement Officer to execute a PTE contract for the North Park Blocks Extension based on the results of Procurement Services 00001994 QBS-RFP with PLACE Studio, LLC. The cost based on proposals received and subsequent negotiations with the successful Proposer is \$1,367,074.00

The Project work will be delivered specific to two sites within the three blocks planned in the 2019 Broadway Corridor Masterplan located north of the North Park Blocks between NW Glisan St. and NW Johnson Street. This Ordinance will cover the planning, design, and construction administration services for a signature park in downtown Portland that balances the needs

of the neighborhood with those of the greater region offering recreational amenities as well as areas for respite and contemplation in an urban park setting.

Site 1, Block 112, is an approximately 30,000 square foot parcel owned by PP&R from NW Glisan St. north to NW Hoyt Street. It is currently leased to Willamette University – Pacific Northwest College of Art (PNCA) for parking and display space and is the location for the PNCA Collection Lee Kelley sculpture. When complete, this park will be the catalyst block between the historic North Park Blocks and the future Broadway Corridor and Green Loop development. Site 1 will be designed, bid, permitted, and constructed as part of this Project.

Site 2, the Broadway Corridor Park Parcels, is a 2-acre site spanning two full blocks from NW Hoyt to NW Johnson Street. This park site will support the future development of the Broadway Corridor neighborhood and Green Loop Corridor. In 2019, Prosper Portland completed a five-year Master Planning process for the Broadway Corridor, which included a multi-bureau development plan for the parcels encompassing the former United States Postal Service (USPS) downtown distribution center. In accordance with the masterplan, Portland Parks & Recreation will develop a 30% completeness design and engineering package for the park parcel which includes this two-block section of the Green Loop.

No revenues will be impacted by this legislation.

This legislation does not change existing City policy.

Financial and Budgetary Impacts

Based on the negotiated proposal received, Portland Parks & Recreation (PP&R), anticipates the contract cost to be \$1,367,074.00

Funds are available in Park's Owner Cost Center P10537 Costs will be incurred during for the 5-year Capital Budget in FY 2022-23.

All Project funding is from PP&R System Development Charges (SDCs).

- Site 1: Total Project budget allocation for planning, land-use, permits, design and construction is \$8M
- Site 2: \$11.4M was assigned through Prosper Portland Ordinance 19046 for the Broadway Corridor and is available for future design and development

No positions will be created, eliminated, or re-classified as a result of this legislation.

The estimated O&M costs for this project are \$261,479 and 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. This is a low

confidence estimate, which will be refined as the Project design is developed.

Community Impacts and Community Involvement

There will be significant positive impacts of this Council action.

Portland Parks & Recreation, Prosper Portland, and the Broadway Corridor Project Team Leaders have made a commitment to building an equitable and inclusive process that values authentic engagement with communities of color, people with disabilities, and low-income residents where racial disparities in the past have not provided the opportunity for economic growth in downtown Portland developments. Past Broadway Corridor work resulted in the 2019 Broadway Corridor Master Plan that focused on extensive community outreach and engagement that included community leaders, culturally specific non-profit organizations, and local business representatives from across the city in a “Putting People First” approach to maximize the project’s community benefits.

This Project will continue engaging the community in transparent and equitable Consultant-led community engagement with oversight from PP&R’s Community Engagement team. Community outreach will be extensive and flexible, conducted in a thoughtful and creative manner to ensure all stakeholders are able to participate in a meaningful way throughout the design process. Engagement work will consider who lives, works, and plays near the park today and who may in the future.

A Project Advisory Committee (PAC) will be recruited using best practices provided by PP&R. Staff anticipate including people from Prosper Portland’s Broadway Corridor team, Willamette University – PNCA, PP&R staff, members of the public and Old Town community partners. The PAC will participate in a minimum of five (5) meetings helping guide the design process. The project will also host a minimum of three (3) community meetings to collect input on the design and how these future public spaces can support the community.

100% Renewable Goal

N/A

Budget Office Financial Impact Analysis

This action authorizes a contract for planning, design, and construction services to be delivered by PLACE Studio, LLC for the North Blocks Extension Project, with the contract amount totaling \$1,367,074. Total funding for the two sites of the project includes \$19.4M that funded through system development charges (SDCs) and are included in the bureau's FY2022-23 CIP. However, there is an additional ongoing operations and maintenance cost associated with the project that PP&R estimates at \$261,479 which will initially be paid for by the Park's Levy,

though will require an alternative funding source if the Levy is not renewed.

Agenda Items

688 Regular Agenda in [August 16, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/8/16)
(<https://www.portland.gov/council/agenda/2023/8/16>)

Passed to second reading

Passed to second reading August 23, 2023 at 9:30 a.m.

706 Regular Agenda in [August 23, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/8/23)
(<https://www.portland.gov/council/agenda/2023/8/23>)

Passed

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Absent

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea