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191487

Ordinance

Authorize competitive solicitation and contract with lowest responsible bidder and provide payment for construction of the Downtown Old Town Market Madison Sewer Rehabilitation Project E11000 for an estimated cost of \$9,076,000

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The Bureau of Environmental Services (BES) needs to rehabilitate 9,500-ft of deteriorated sewer pipe in the Portland Downtown Neighborhood between SW Madison, Jefferson, Columbia, Clay, and Market.
2. BES has prepared plans and specifications for the Downtown Old Town Market Madison Sewer Rehabilitation Project. BES requires the furnishing of materials and labor for this project.
3. The estimated cost is \$9,076,000. The level of confidence is high. Funds are available in the Sewer System Operating Fund, FY 23-24 Budget, BES's FY 2023 – 2027 Capital Improvement Plan, WBS Element E11000.

NOW, THEREFORE, the Council directs:

- A. The Chief Procurement Officer is authorized to conduct a competitive solicitation process for the lowest responsive bidder in accordance with Chapter 5.34 of the Portland City Code.
- B. Upon the Council's acceptance of the Chief Procurement Officer's report recommending the lowest responsible bidder, the Chief Procurement Officer 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 City Auditor are hereby authorized to pay for the contract from the Sewer System Operating Fund Budget when

Introduced by

[Commissioner Mingus Mapps](#)

Bureau

[Environmental Services](#)

Contact

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Community Outreach

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Monday through Thursday,
7 a.m. to 5:30 p.m.

[🗉 711 Oregon Relay Service](#)

Requested Agenda Type

Consent

Date and Time Information

Requested Council Date

October 18, 2023

demand is presented and approved by the proper authority.

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
October 18, 2023

Auditor of the City of Portland
Simone Rede

Impact Statement

Purpose of Proposed Legislation and Background Information

Downtown Old Town (DTOT) Market Madison Sewer Rehabilitation Project is part of BES' Large Scale Sewer Rehabilitation Program within the DTOT Program. It is a multi-year and multi-million-dollar investment to assess the condition and capacity of the aging public sewer system serving Portland's Downtown and Old Town neighborhoods. Program goals are to rehabilitate or replace severely deteriorated sewer pipes, maintenance holes, and service laterals throughout the City's sewer system and restore service life as economically and efficiently as possible.

Financial and Budgetary Impacts

The proposed budget is a project estimate with a high level of confidence. This project is part of BES's Large Scale Sewer Rehabilitation Program which is funded through existing BES budgets.

This project will neither generate nor reduce current or future revenue. No new City position will be created.

Community Impacts and Community Involvement

The sewer pipes in the SW Market-Madison Sewer Project are deteriorating due to aging and need rehabilitation—either through replacement or repair. Having provided up to 140 years of service, the pipes are showing signs of cracks, breaks, holes, offset connections, and root and grease obstructions. If these pipes were to collapse, causing basement flooding and sewage releases to buildings and streets, the consequences would be catastrophic for Portland's Downtown and Old Town neighborhoods, homes, businesses, streets, and other public infrastructure.

Zoning designations in Downtown Portland provide for commercial development and allow a broad range of uses to reflect Portland's role as a commercial, cultural, and governmental center. Downtown Portland is a dense urban core and commercial corridor with high traffic volumes, short blocks, and a concentration of shops, restaurants, high-rise office buildings,

hotels, churches, parks, and event centers. Many different apartment buildings, transitional housing, and service organizations provide services to downtown communities. The area is also home to many city, state, and federal government offices and buildings, including courthouses. Homes within the DTOT program area are predominantly renter-occupied apartments and owner-occupied condominiums.

Demographic data for Downtown Portland was gathered from the latest U.S. Census Bureau release, the 2021 American Community Survey. See link below: <https://www.point2homes.com/US/...> (<https://www.point2homes.com/US/Neighborhood/OR/Portland/Downtown-Portland-Demographics>).

- Population: 6,284
- Occupied housing units: 3,506
- Owner occupied housing units: 25%
- Renter occupied housing units: 75%
- Median age: 35.8 years
- Total households: 3,506 households
- Languages spoken: English only 76%; Other 24%
- Transportation to work: Top three means are car, walking, and bus or trolley.

Key stakeholders include the Downtown Retail Council, Portland Business Alliance, Downtown Portland Clean & Safe District partners, Downtown Neighborhood Association, commercial and retail businesses, residents, visitors, houseless population, government offices, and event centers. The PI team will continue to compile email contacts, keep organizations and individuals informed, respond to concerns in a timely manner, and make presentations to organizations as needed.

Retailers and Businesses

Downtown retailers and other businesses are concerned about construction fatigue, business disruptions, noise, dirt, loss of on-street parking, limited access for customers, project delays, orange protective fencing for trees in place when construction isn't happening, placement of portable toilets at storefronts, and untidy storage of traffic control signs, materials, and equipment in the right-of-way. The PI team will keep businesses informed as projects are designed and constructed. PI will provide targeted outreach to businesses directly impacted by a project, including businesses that operate at night where nighttime construction will occur. PI will inform and coordinate with businesses about construction activities, schedules, and mitigation measures.

Downtown commercial businesses will be sensitive to construction impacts, especially those with noise, vibration or odor concerns, e.g., residences, hotels, and scientific laboratories; as well as any with heightened security concerns, e.g., federal buildings and courthouses. Focused outreach directly with businesses and any residents in the area will be necessary. In addition,

parking availability and traffic detours are of importance in downtown, so PI will work proactively to communicate any changes.

Residents and Hotel Guests

The PI team will pay attention to places where people sleep, such as hotels, apartment buildings, condominiums, transitional housing centers, and daycare centers. PI will inform and coordinate with property managers and tenants about construction activities, schedules, and noise mitigation measures.

Houseless Population

Many houseless people travel throughout the area both day and night, and many people sleep outside in homeless encampments. The PI team will reach out to area social service organizations, inform them about impactful construction work, and help mitigate impacts as much as possible, especially relevant to noise, night work, construction schedule, duration of activities, and access for deliveries. The PI team will coordinate with service providers.

Government Offices

Downtown has many city, county, state, and federal government buildings, including courthouses and the Multnomah County Jail. The PI team will coordinate with building representatives to help meet their needs and ensure safe access for their employees, operations, and services.

Private Property Access and Agreements

BES and its contractors may need to enter buildings to gather information for the design and construction of sewer repairs. The PI team will coordinate with the contractor and private properties (building managers and property owners) to schedule site visits, arrange access, conduct investigations, develop property agreements, install bypass systems, and construct sewer repairs.

Public and Private Construction Projects

The Central Business District is active with public and private construction. Projects to repair and replace aging sewers, water lines, rail lines, bridges, streets, and other infrastructure can occur simultaneously. The PI team will refer the public to www.MovePDX.net (<http://www.MovePDX.net>) for information about other projects that will affect travel in and around the Central Business District.

Public Involvement Team

Cheryl Kuck and Kawana Bullock Clayton with BES have been the city's contacts for Community Outreach and Public Involvement throughout design and will remain the contacts throughout construction. In addition, Environmental Services has contracted with JLA Public Involvement Inc. for their ongoing support throughout design and construction.

100% Renewable Goal

This project neither contributes nor takes away for the City's goal of meeting 100 percent community-wide energy needs with renewable energy by 2050.

Agenda Items

854 Consent Agenda in [October 11, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/10/11) (<https://www.portland.gov/council/agenda/2023/10/11>)

Passed to second reading

Passed to second reading October 18, 2023 at 9:30 a.m.

878 Consent Agenda in [October 18, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/10/18) (<https://www.portland.gov/council/agenda/2023/10/18>)

Passed

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Mayor Ted Wheeler Yea