

**FINANCIAL IMPACT STATEMENT  
For Council Action Items**

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Marina Cresswell, Project Manager		2. Telephone No. (503) 823-6940	3. Bureau/Office/Dept. OMF-Internal Bus Services-Facilities Services
4a. To be filed (date) 1-21-10	4b. Calendar (Check One) Regular    Consent    4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		5. Date Submitted to FPD Budget Analyst:

**1) Legislation Title:**

\*Authorize contract with lowest responsive and responsible bidder for the public improvements contract for the Union Station Facility Improvements Phase II project for estimated cost of \$6,500,000 to \$7,500,000 (Ordinance)

**2) Purpose of the Proposed Legislation:**

The design for the Union Station Facility Improvements Phase II project is complete and construction documents for the public improvements contract are being prepared to go out to public bid. The Union Station Facility Improvements Phase II project is estimated to be \$6,500,000 to \$7,500,000.

Improvements included in the Phase II facility improvements include: repair/replacement of all roofs that have not been replaced in the previous 35 years; repair/replacement of gutters, soffits, downspouts and fascia; seismic reinforcement at the roof/wall connections, main concourse, north shop walls, and chimneys; repair and reconstruction of skylights; repair of exterior sandstone and stucco walls; and repair of all exterior windows and doors.

**3) Revenue:**

**Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If new revenue is generated please identify the source.**

None

**4) Expense:**

**What are the costs to the City as a result of this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future years) (If the action is related to a grant or contract please include the local contribution or match required)**

The Union Station Facility Improvements Phase II project, including the costs of the public improvements contract, is funded in several ways:

First, the PDC has committed \$8,060,000 for Union Station Facility Improvements Phase II. Facilities Services is currently negotiating an amended and revised IGA with the PDC that will delineate the tasks and payment schedule. \$300,000 is already available to the City as part of PDC's committed local match to one of the federal grants. The remaining funds will become available to the City upon approval of the IGA currently being negotiated and appropriation of the monies in the adopted PDC FY 10-11 budget.

Second, the City of Portland has been awarded ODOT transportation enhancement fund grants totaling \$2,006,000 (grants of \$1.2M and \$806K) and a commitment from ODOT for an additional \$603,000 in grant funds for Phase II improvements at Union Station.

Third, the Facilities Services Fund will contribute \$400,000 for the improvements. The funds will come out of the Union Station major maintenance account, which is part of the Facilities Services Fund ending fund balance.

The project will be complete, and funds spent, by December 2011. The majority of the funds (approximately 60%) will be spent in FY 10-11.

**Staffing Requirements:**

**5) Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?** *(If new positions are created please include whether they will be part-time, full-time, limited term or permanent positions. If the position is limited term please indicate the end of the term.)*

None

**6) Will positions be created or eliminated in future years as a result of this legislation?**

None

**Complete the following section only if an amendment to the budget is proposed.**

**7) Change in Appropriations** *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Center Code column if new center needs to be created. Use additional space if needed.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Amount

JEFFREY B. BAER, DIRECTOR, BUREAU OF INTERNAL BUSINESS SERVICES

APPROPRIATION UNIT HEAD (Typed name and signature)



**CITY OF PORTLAND**  
OFFICE OF MANAGEMENT AND FINANCE

**John Acker, Manager**  
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**Sam Adams, Mayor**  
**Kenneth L. Rust, Chief Administrative Officer**  
**Jeffrey B. Baer, Director, Bureau of Internal Business Services**

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**FOR MAYOR'S OFFICE USE  
ONLY**

Reviewed by Bureau Liaison

**DATE:** January 6, 2010

**TO:** Mayor Sam Adams

**VIA:** Jeff Baer, Director, Bureau of Internal Business Services  
John Acker, Facilities Services Manager

**FROM:** Marina Cresswell, Project Manager

**RE:** \*Authorize contract with lowest responsive and responsible bidder for the public improvements contract for the Union Station Facility Improvements Phase II project for estimated cost of \$6,500,000 to \$7,500,000 (Ordinance)

1. **INTENDED THURSDAY FILING DATE:** January 21, 2010
2. **REQUESTED COUNCIL AGENDA DATE:** January 27, 2010
3. **CONTACT NAME & NUMBER:** Marina Cresswell, (503) 823-6940
4. **PLACE ON:** \_\_\_ CONSENT X REGULAR
5. **BUDGET IMPACT STATEMENT ATTACHED:** X Y \_\_\_ N \_\_\_ N/A
6. **(2) ORIGINAL COPIES OF CONTRACTS APPROVED AS TO FORM BY CITY ATTORNEY ATTACHED:** X Yes \_\_\_ No \_\_\_ N/A

**7. BACKGROUND/ANALYSIS**

The City of Portland is dedicated to the improvement of Union Station, a railroad passenger terminal located at NW 6<sup>th</sup> Street and Irving Street. Union Station is part of the regional transportation system under the jurisdiction of the Portland Development Commission (PDC), and operated and maintained by the City of Portland, Office of Management and Finance, Facilities Services (OMF). In March 2001, Degenkolb Engineers prepared the *Union Station Facility Assessment and Seismic Work Plan* ("Facility Assessment") which identified a range of needed facility improvements at Union Station. A federal grant-funded Phase I of Union Station Facility Improvements to address critically needed improvements was completed in 2007. Upon receipt of additional federal grant funds, design for Union Station Facility Improvements Phase II was initiated in 2008 to continue addressing critical improvements.

Improvements included in the Phase II facility improvements include: repair/replacement of all roofs that have not been replaced in the previous 35 years; repair/replacement of gutters, soffits, downspouts and fascia; seismic reinforcement at the roof/wall connections, main concourse, north shop walls, and chimneys; repair and reconstruction of skylights; repair of exterior sandstone and stucco walls; and repair of all exterior windows and doors.

The design for the Union Station Facility Improvements Phase II project is complete and construction documents for the public improvements contract are being prepared to go out to public bid. The Union Station Facility Improvements Phase II public improvements contract is estimated to be \$6,500,000 to \$7,500,000. Federal grants, including ARRA funding, are providing funding for approximately 25% of the total project costs, including the public improvements contract. The remainder of the costs is being funded by PDC and OMF.

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*To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.*

It should be noted (in case of public inquiry) that a federal Buy America waiver request has been submitted and approved. The waiver is for the potential non-domestic supply of pre-manufactured steel roof tiles. No domestic manufacturers of the highly specialized historic roof tiles are available. A Canadian manufacturer is able and willing to supply the tiles, pending confirmation that the pre-manufactured tiles appropriately match the dimensions and pattern of the existing historic tiles. Producing the individual tiles locally by hand using domestic sheet goods is an option, but will double the cost of the tiles and potentially cause delays significant enough to push project timelines past the required encumbrance date for the federal grants. Contract construction documents do not require use of the non-domestic tiles but allow it as an option if tiles meet all design requirements.

**8. FINANCIAL IMPACT**

The Union Station Facility Improvements Phase II public improvements contract is estimated to cost \$6,500,000 to \$7,500,000. Federal grants will provide funding for approximately 25% of the total project costs, including the public improvements contract. The remainder of the costs is being funded by PDC and OMF.

**9. RECOMMENDATION/ACTION REQUESTED**

Authorize contract with lowest responsive and responsible bidder for the public improvements contract for the Union Station Facility Improvements Phase II project for estimated cost of \$6,500,000 to \$7,500,000 (Ordinance)