

**FINANCIAL IMPACT STATEMENT  
For Council Action Items**

INITIATOR'S SUMMARY OF COUNCIL ACTION (Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator David Gray		2. Telephone No. (503) 823-7988	3. Bureau/Office/Dept. Water Bureau / Public Safety
4a. To be filed (date) September 30, 2010	4b. Calendar (Check One) Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> 4/5ths <input type="checkbox"/>		5. Date Submitted to FPD Budget Analyst: September 30, 2010

1) **Legislation Title:** Authorize a contract with Day CPM Services, LLC for Owner's Representative Services for the Interstate Maintenance Facility Rehabilitation Project (Ordinance)

2) **Purpose of the Proposed Legislation:** To authorize a contract with Day CPM Services for Owner's Representative professional services for the Interstate Maintenance Facility Rehabilitation Project. Day CPM Services will manage this project and act as a liaison between the designer and the construction contract firms and the Bureau. Day CPM Services will also assist with the oversight and management of the project including architectural, civil, structural and artistic design disciplines for all the buildings, temporary and permanent, and also the site improvement (along with overseeing any additional duties that would be held by the City of Portland).

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.

No.

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 not to exceed value of the contract is \$1,323,838. Funding for the project is available in the FY 2010-11 Budget and will be requested in the FY 2011-12 through FY 2012-13 Budgets.

**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.)

No.

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

No.

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 Fund Center column if new cost element needs to be created. Use additional space if needed.)

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Amount

David G. Shaff, Administrator

APPROPRIATION UNIT HEAD



Randy Leonard, Commissioner  
David G. Shaff, Administrator  
1120 SW 5th Avenue, Room 600  
Portland, Oregon 97204-1926  
Information: 503-823-7404  
www.portlandonline.com/water

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**DATE:** September 22, 2010  
**TO:** Commissioner Randy Leonard  
**FROM:** David G. Shaff, Administrator  
**RE:** Authorize a contract with Day CPM Services, LLC for Owner's Representative Services for the Interstate Maintenance Facility Rehabilitation Project (Ordinance)

1. **INTENDED THURSDAY FILING DATE:** September 30, 2010
2. **REQUESTED COUNCIL AGENDA DATE:** October 6, 2010
3. **CONTACT NAME AND NUMBER:** David Gray, (503) 823-7988
4. **PLACE ON:**  CONSENT  REGULAR
5. **BUDGET IMPACT STATEMENT ATTACHED:**  Y  N  N/A
6. **TWO (2) ORIGINAL COPIES OF CONTRACTS APPROVED AS TO FORM BY CITY ATTORNEY ATTACHED:**  Yes  No  N/A

**7. BACKGROUND/ANALYSIS:**

The Portland Water Bureau's central maintenance facility, commonly referred to as the Interstate Facility, occupies 11 acres on North Interstate Avenue near the Rose Quarter and Willamette River. With a staff of about 300 employees, the operations, maintenance and construction divisions provide all the support services required to maintain, operate and expand the City's water distribution system. The site has several single and multiple use structures of varying size and age. The oldest buildings were constructed in the mid-1920s and the newest in 1991.

In May 2002, the Portland Water Bureau hired Hennebery Eddy Architects to conduct a study and develop a master plan for the Interstate Facility. The primary objective of this planning effort was to determine the viability of the continued use of the existing facilities, establish a master plan for the site, and prioritize and identify needed improvements. The master plan contains several recommendations including demolishing the largest building on the site and replacing it with a new building. The master plan recommends the purchase and removal of adjacent properties to provide room for the new building. A seismic evaluation of the maintenance building determined that it is at risk during an earthquake event. Therefore, employees using this building will be relocated and the building will be demolished.

The Portland Water Bureau desires to enter into a formal contract with Day CPM Services to manage this project and act as a liaison between the designer and the construction contract firms and the bureau. Day CPM Services will also assist with the oversight and management of the project including architectural, civil, structural and artistic design disciplines for all the buildings, temporary and permanent, and also the site improvement (along with overseeing any additional duties that would be held by the City of Portland).

**8. FINANCIAL IMPACT:**

The not to exceed value of the contract is \$1,323,838. Funding for the project is available in the FY 2010-11 Budget and will be requested in the FY 2011-12 through FY 2012-13 Budgets.

**9. RECOMMENDATION/ACTION REQUESTED:**

Authorize a contract with Day CPM Services, LLC for Owner's Representative services for the Interstate Maintenance Facility Rehabilitation project.

Funds are available \_\_\_\_\_

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Michael P. Stuhr, P.E., Chief Engineer

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David G. Shaff, Administrator