

ORDINANCE No. 186464 As Amended

Authorize commitment to fund operations and maintenance of the South Waterfront Greenway Central District improvements. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Council provided support and direction for the development of the South Waterfront Greenway Central District Improvements through Resolution No. 36273 in December 2004 and Ordinance 184389 in January 2011.
2. The Greenway Central District project was split into two phases in March 2012, of which Phase 1 is the reconstruction of the riverbank and Phase 2 is the upland park. In May 2012, Council authorized a construction contract for the Phase 1 improvements in the amount of \$4,035,843.62.
3. In conjunction with approval of the Phase 1 construction contract, Council approved Ordinance 185370, authorizing Operations and Maintenance (O&M) appropriations of \$4,000 one time and \$55,670 annually upon completion of Phase 1, and another \$13,230 one time and \$346,800 annually upon the future completion of Phase 2. Council acknowledged that these O&M costs were preliminary estimates and subject to change once the site conditions and permitting conditions were better understood.
4. Both the scope and duration of Phase 1 construction were larger and more difficult than planned due to unusually high river levels; unexpected soil, debris and contamination conditions; and late regulatory changes. Council authorized Ordinances 185797 and 186136 in December 2012 and July 2013, respectively, to increase the value of the construction contract to a total of \$7,028,787, reflecting the resulting design, construction and schedule changes.
5. The Greenway Central District Phase 2 Improvements have now been scheduled for construction, and in conjunction with that construction contract, Portland Parks & Recreation (PPR) has revisited its O&M estimates in light of knowledge gained over two seasons of construction.
6. The effect of river action upon maintenance of the lower bank improvements; site clean-up obligations lasting into perpetuity; and post-construction monitoring obligations lasting up to seven years after completion have informed PPR's estimate of the likely O&M costs. PPR wishes to inform Council of this and update its preconstruction O&M estimates.
7. One-time costs of \$26,730 and ongoing costs of \$488,831 per year are estimated for O&M of the full build out of the Greenway Central District. The competed park will come into service and O&M expenses will begin in December 2014.
8. This revised O&M estimate supercedes the previously approved estimate.

NOW, THEREFORE, The Council Directs:

- a. The City Budget Office to increase the bureau's Current Appropriation Level ("CAL") by \$488,831 annually beginning in FY 2015-16 or the first fiscal year after the in-service date, whichever comes later. This amount reflects the current

estimate of ongoing operations and maintenance costs. This figure may change if the final cost is materially different from the estimate.

Passed by the Council: FEB 19 2014
Commissioner Fritz
Prepared by:
A. Rouse 01/27/14

LaVonne Griffin-Valade
Auditor of the City of Portland

By *Ganga Jennings*
Deputy

130-150171 ==

✓140

Agenda No. **186464** As Amended
ORDINANCE NO.
 Title

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INTRODUCED BY Commissioner/Auditor: Fritz	CLERK USE: DATE FILED JAN 31 2014
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz <i>Amended Fritz</i> Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	LaVonne Griffin-Valade Auditor of the City of Portland By: <i>[Signature]</i> Deputy
BUREAU APPROVAL Bureau: PP&R Bureau Head: Mike Abbate <i>Mike Abbate</i> Prepared by: A. Rouse Date Prepared: 01.27.2014 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input checked="" type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Council Meeting Date 02.05.2014 City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i>	ACTION TAKEN: FEB 05 2014 PASSED TO SECOND READING As Amended FEB 12 2014 9:30 A.M. FEB 12 2014 <i>RESCHEDULED TO</i> FEB 19 2014 9:30 A.M.

AGENDA 4
TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input checked="" type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick		✓
Hales	Hales	✓	