

## ORDINANCE No. 186541 As Amended

\*Amend contract with KemperSports Management, Inc. for golf management services at Colwood Golf Course (Ordinance; amend Contract No. 53062)

The City of Portland ordains:

Section 1. The Council finds:

1. On March 19<sup>th</sup>, 2014, Portland Parks & Recreation (PP&R) will assume ownership of a portion of the Colwood Golf Course. The current operator will continue operations under a lease-back agreement until June 1, 2014 at which time, PP&R will take over the operation with the intent of developing and maintaining a golf driving range and Par-3 golf course. This operation is proposed to continue on an interim basis, generating revenues to offset a portion of the acquisition cost. Ultimately, a master plan will be developed to determine a permanent use for the property.
2. At the time PP&R assumes responsibility for the operation of the Colwood site on June 1, 2014, the existing restaurant and a small, informal turf driving range will be open for use by the public. At this same time, development of improvements necessary to complete formal driving range and Par-3 golf course will commence on the site. This reconstruction of operations is expected to take 1-year. It is expected that an additional year will be needed to finalize these and clarify the business needs for the site.
3. PP&R Golf Program staff perform the maintenance functions at PP&R's courses but the retail food and beverage and other golf clubhouse services are performed through contracts with private concessions or management companies. PP&R intends to operate the Colwood property under the same model, contracting out the clubhouse golf services.
4. Under normal circumstances, PP&R would issue an RFP in order to secure proposals for these management operations at the Colwood facility, but, since the site will be under development and there will be no financial history on which an outside contractor could rely on to formulate a viable proposal, it would be advisable to rely on one of the golf program's existing contractors to provide the services for the 2-year period until the operation can be completed and stabilized. It is the bureau's intention to issue an RFP after that period to select a management firm based on a clearer understanding of the business needs.
5. PP&R has had a contract with KemperSports Management, Inc. (KSM) to provide management services at Heron Lakes golf course since July 14, 2008 which will

expire on July 14, 2018. The bureau has determined that an amendment to this contract, authorizing KSM to provide management series to Colwood for a period of 2 years will be the most efficient way to operate the facility.


6. For the reasons set out above, efficient use of PP&R's existing golf course management services requires the acquisition of compatible services from KSM, as a sole source, under PCC 5.33.120, and notwithstanding the provisions of PCC 5.33.050.C.

NOW, THEREFORE, The Council Directs:

- a. The Commissioner in Charge is hereby authorized to execute an amendment to contract C53062 which expands KSM duties to include the operation of Colwood golf course, beginning on June 1<sup>st</sup> of 2014 for a period of 2 years with a termination date of May 31, 2016.
- b. The Mayor and Auditor are authorized to draw and deliver warrants chargeable to the Portland Parks & Recreation budget when demand is presented and approved by the proper authorities.

Section 2. The Council declares that an emergency exists in order to avoid further delay in the provision of golf program services to the public; therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: APR 23 2014  
Commissioner Amanda Fritz  
Prepared by: John Zoller:ds  
Date: March 24, 2014

LaVonne Griffin-Valade  
Auditor of the City of Portland  
By   
Deputy

Agenda No. **186541** As Amended  
**ORDINANCE NO.**  
 Title

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<p><b>INTRODUCED BY</b>          Commissioner/Auditor:  <b>Commissioner Amanda Fritz</b></p>	<p>CLERK USE: DATE FILED <u>APR 18 2014</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>T. Bigs</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">LaVonne Griffin-Valade          Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u>          Deputy</p>
<p><b>BUREAU APPROVAL</b></p> <p>Bureau: Parks &amp; Recreation          Bureau Head: Mike Abbate <i>[Signature]</i></p> <p>Prepared by: John Zoller          Date Prepared: March 24, 2014</p> <p>Financial Impact &amp; Public Involvement Statement          Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document          If "Yes" requires City Policy paragraph stated in document.          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Council Meeting Date  <b>April 23, 2014</b></p>	<p><b>ACTION TAKEN:</b></p>
<p><b>City Attorney Approval:</b>          required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p>	

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

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	✓	