

ORDINANCE No. 18 6781

*Amend contract with Nelson Capitol Construction Program Management, LLC in the amount of \$30,000 to provide additional construction project management services at the Veterans Memorial Coliseum (Ordinance; amend Contract No. 30002669)

The City of Portland ordains:

Section 1. The Council finds:

1. On May 18, 2012, Contract No. 30002669 was entered into between the City of Portland and Nelson Capitol Construction Program Management, LLC to provide construction oversight services at the Veterans Memorial Coliseum (VMC). The total compensation under the original contract was \$96,000 and the initial expiration date was February 15, 2014.
2. The construction oversight services under this contract originated with work planned as part of a larger VMC renovation project that is not being pursued at this time. While the redevelopment project did not progress, the planned work required longer to complete and major maintenance needs at the facility continue to require City construction oversight.
3. Construction oversight under this contract began in summer 2012 with replacement of the VMC ice floor and plant. Other work, which was contemplated under the original contract, included freight elevator modernization, back flow valve replacement and vault repairs, modification of sideline retractable seating platforms to match new ice floor dimensions, remediation of identified environmental contamination, and replacement of CFC refrigerants.
4. Contract Amendment No. 1, dated March 25, 2014, increased the compensation by \$24,000, for a new not to exceed amount of \$120,000, and extended the expiration date to December 31, 2014. At that time, no additional work tasks were expected but the increased time needed to complete work underway required additional compensation.
5. Two recently identified work tasks required prompt attention during the off season and prior to winter weather setting in. These tasks, which also require additional construction oversight services, include structural repair of a beam in the VMC Exhibit Hall and replacement of the waterproof lining in the above grade planter boxes in the Plaza. In addition, previously planned restriping work in the Rose Quarter parking facilities was expanded to include correction of certain ADA barriers, identified through the City's yet to be adopted Transition Plan, which were less costly to address in conjunction with the restriping work.
6. Because of the overall scope and timeline for completion of these tasks and the scheduled work for Fiscal 2014-15 on Rose Quarter facilities, the Office of Management and Finance initiated an Intermediate Request for Proposals (IRFP) for construction oversight services. To avoid delays and assure work progressed in a timely manner, construction oversight also continues under the existing contract.

7. Solicitation and selection under IRFP No. 119059 has progressed and a contract is expected to be completed by late-September or early-October 2014.
8. To provide uninterrupted construction oversight services for the work underway, which needs to progress during August and September, additional compensation in the amount of \$30,000 is required. The additional compensation under this Ordinance, along with the additional compensation under Contract Amendment No. 1, totals \$54,000, which is 56% of the original compensation amount of \$96,000. The new not to exceed amount of Contract No. 30002669 is \$150,000.
9. Funding sufficient for this increased contract amount resides in the Spectator Facilities Fund.

NOW, THEREFORE, the Council directs:

- a) The Chief Procurement Officer is authorized to amend Contract No. 30002669 with Nelson Capitol Construction Program Management, LLC for construction oversight services with Amendment No. 2 attached hereto as Exhibit A.

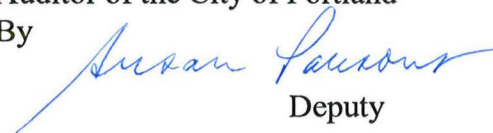
Section 2. The Council declares an emergency exists because vital construction projects will be delayed if the total compensation under the existing contract is not increased; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: SEP 03 2014

Mayor Charlie Hales
Prepared by: Susan Hartnett
Date Prepared: August 28, 2014



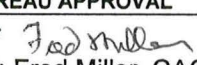

LaVonne Griffin-Valade
Auditor of the City of Portland

By


Deputy

Agenda No. **18 6781**
ORDINANCE NO.
 Title

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INTRODUCED BY Mayor Hales	CLERK USE: DATE FILED <u>AUG 29 2014</u>
COMMISSIONER APPROVAL  Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	LaVonne Griffin-Valade Auditor of the City of Portland By:  _____ Deputy ACTION TAKEN:
BUREAU APPROVAL Bureau: OMF  Bureau Head: Fred Miller, CAO	
Prepared by: Susan Hartnett Date Prepared: Aug 25, 2014	
Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval:	
✓ City Attorney Approval: 	
Council Meeting Date Sept 3, 2014	

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