

## ORDINANCE No. 186837

\*Authorize a contract with Nelson Capitol Construction Program Management, LLC in the amount of \$125,165 for construction project management and cost estimation services at the Veterans Memorial Coliseum as solicited through RFP No. 117059 (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Veterans Memorial Coliseum (VMC), which was built in 1960, is a multi-use spectator, meeting and exhibit facility located in the Rose Quarter District. The VMC is owned by the City of Portland and operated by Portland Arena Management under a multi-year agreement. The VMC is the home venue for the Portland Winterhawks, a Western Hockey League team, and also hosts many events significant to the Portland region and the State of Oregon.
2. Future development and redevelopment in the Rose Quarter supports the community vision of a pedestrian-oriented, mixed-use district well integrated and connected with the surrounding neighborhood and adjacent Lloyd District, and is expected to create jobs.
3. Previous work on reuse and renovation of the VMC was completed in 2012 but did not move to implementation.
4. The City has initiated the VMC Options Study to build upon prior efforts and develop information about an expanded set of options for the facility. The VMC Options Study will examine several renovation scenarios and provide construction cost estimates, an analysis of general economic benefits, and a general description of the impacts on public interests and Rose Quarter development for each scenario. The VMC Options Study will also look at options to continue under the current operating conditions, close the facility or consider the potential redevelopment of the site.
5. The City initiated Requests for Proposals (RFP) for architectural services (RFP No. 116206), business/economic/market analysis services (RFP No. 116207), and construction project management/cost estimation services (RFP No. 117059) in order to complete the VMC Options Study.
6. Boora Architects, Inc., selected to provide architectural consulting services for the VMC Options Study, will update previous schematic design work for the facility, and refine the scope of work for each of the options under consideration. The contract with Boora Architects, Inc. does not require Council approval because it does not exceed \$100,000.
7. Conventions Sports & Leisure International, LLC, will provide business/economic/market analysis services for the VMC Options Study, and develop a "business case" analysis that examines the potential for each renovation scenario to improve the VMC's financial performance. The contract with Conventions Sports & Leisure International does not require Council approval because it does not exceed \$100,000.

8. Nelson Capitol Construction Program Management, LLC, selected to provide cost estimation services for the VMC Options Study, will also perform ongoing construction project management work at the VMC and other City-owned Rose Quarter properties, including the parking garages and plaza. The contract with Nelson Capitol Construction Program Management, LLC requires Council approval because it exceeds \$100,000.

NOW, THEREFORE, the Council directs:

- a. The Chief Procurement Officer is authorized to sign a contract with Nelson Capitol Construction Program Management, LLC for services in accordance with Contract No. 30004168 attached hereto as Exhibit A.

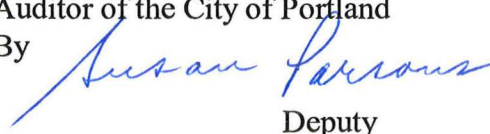
Section 2. The Council declares that an emergency exists because delay in authorizing this contract will result in further delays to the VMC Options Study and other ongoing construction project management work at the VMC and City-owned Rose Quarter properties; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: OCT 08 2014

Mayor Charlie Hales  
Prepared by: Susan Hartnett  
Date Prepared: September 15, 2014

**LaVonne Griffin-Valade**  
Auditor of the City of Portland

By

  
Deputy

Agenda No.  
**ORDINANCE NO. 186837**  
 Title

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<p><b>INTRODUCED BY</b>                  Commissioner/Auditor:  <b>Mayor Hales</b></p>	<p>CLERK USE: DATE FILED <u>SEP 26 2014</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales <i>JD</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p>LaVonne Griffin-Valade                  Auditor of the City of Portland</p> <p>By: <i>[Signature]</i>                  Deputy</p>
<p><b>BUREAU APPROVAL</b></p> <p>Bureau: OMF                  Bureau Head: Fred Miller, CAO  <i>Fred Miller</i></p>	<p><b>ACTION TAKEN:</b></p> <p>OCT 01 2014 <i>RESCHEDULED TO</i> OCT 08 2014 9:30 A.M.</p>
<p>Prepared by: Susan Hartnett                  Date Prepared: 9/12/2014</p>	
<p>Financial Impact &amp; Public Involvement Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document</p> <p>If "Yes" requires City Policy paragraph stated in document.</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p><b>City Auditor Office Approval:</b></p>	
<p><b>City Attorney Approval:</b></p> <p><i>MRM</i></p>	
<p>Council Meeting Date <b>10/1/2014</b></p>	

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

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