

Portland, Oregon  
**FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT**  
**For Council Action Items**

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Britta Herwig	1. Telephone No. 503-823-5476	1. Bureau/Office/Dept. Parks and Recreation
4a. To be filed (hearing date):  October 15, 2014	4b. Calendar (Check One)  Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths	5. Date Submitted to Commissioner's office and CBO Budget Analyst:  October 10, 2014
6a. Financial Impact Section: Financial impact section completed	6b. Public Involvement Section: Public involvement section completed	

**1) Legislation Title:**

\*Adopt findings, authorize an exemption to the competitive bidding process to Procurement Services pursuant to ORS 279C and City Code 5.34, and authorize a Construction Manager/General Contractor contracting method and provide payment for construction of the Beech Park Project (Ordinance)

**2) Purpose of the Proposed Legislation:**

To adopt the factual findings and exempt the Beech Park Project (the "Project") from the competitive bidding requirements of ORS Chapter 279C and City Code Title 5.34.

To allow the City of Portland to use a CM/GC as the alternative contracting method for the Beech Park Project.

Upon selection of a CM/GC, authorize the Chief Procurement Officer to execute a contract for Pre-Construction Services during the design phase of the Project.

Upon Council's acceptance of the Chief Procurement Officer's report recommending acceptance of the Guaranteed Maximum Price from the CM/GC for constructing the Improvements, the Chief Procurement Officer is authorized to execute a contract for the construction of the Improvements.

The alternative contracting method will enable the CM/GC to provide input during the design process for value engineering, constructability review, to assist in developing a construction phasing plan and to assist in the land use and permit processes. Use of the CM/GC alternative contracting method is also more likely to minimize costs, reduce change orders, reduce risk, reduce construction impacts, and ensure delivery of a high quality park.

3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?

City-wide/Regional    Northeast    Northwest    North  
Central Northeast    Southeast    Southwest    X East  
Central City

#### FINANCIAL IMPACT

4) **Revenue:** Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

This legislation will neither generate nor reduce revenue coming to the City.

5) **Expense:** What are the costs to the City as a result of this legislation? What is the source of funding for the expense?

The City expenses for CM/GC services are approx. \$7.8M. Costs will be incurred during FY 2014 - FY 2017. The source of funding is Parks SDC funds.

Development of the park will cost an estimated \$11.8 M with a Low Confidence Level. The park will have ongoing Operations and Maintenance (O&M) expenses. An average cost/acre for maintenance of a PP&R neighborhood park is \$6.300. The Beech Park property is 15.7 acres. Based on average O&M costs, PP&R might expect to see average annual costs for O&M of \$110,000 for the site. This is a low confidence estimate, which will be refined once construction documents are developed.

#### 6) Staffing Requirements:

- Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?  
No positions will be affected.
- Will positions be created or eliminated in *future years* as a result of this legislation?  
No positions will be created, eliminated, or re-classified as a result of this legislation.

#### 7) Change in Appropriations

n/a

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

### PUBLIC INVOLVEMENT

**8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:**

**YES:** Please proceed to Question #9.

**NO:** Please, explain why below; and proceed to Question #10.

**9) If "YES," please answer the following questions:**

**a) What impacts are anticipated in the community from this proposed Council item?** Positive impacts to the community will be significant. This community has been identified as a park deficient area. Development of this park will increase recreational opportunities within this area. As part of the public involvement process completed during the master planning phase, the public showed considerable support for the development of the park.

Portland Parks & Recreation's goal is to have every household within Portland ½ mile from a park or natural area. The area surrounding this property at NE135th and Beech is currently not served by a park or natural area, so this will provide a new recreational amenity to an underserved area adding approximately 965 households to the community members who can walk to a neighborhood park.

**b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?**

During the master planning process that led up to this design/construction effort, the following organizations and individuals were to participate as members of the advisory committee.

- Argay NA
- Parkrose NA
- Immediate neighbors to park on three sides
- Local businesses
- Farmers – Garri, Guisto & Rossi
- Future park users – within 1 mile
- PP&R Zone staff
- Shaver Elementary students and teachers
- Parkrose School District – middle and high schools close by
- Teens in area
- East Portland Park Coalition
- Apartment Complexes between NE 125<sup>th</sup> place and NE 134<sup>th</sup>
- Stonehurst and Willow Springs apartments

In addition, the same stakeholders were approached for 3 public meetings/open houses and were included in newsletter mailings.

**c) How did public involvement shape the outcome of this Council item?**

The final master plan for the Beech Park Property was recommended by a community advisory committee. The advisory committee was selected to represent diverse community interests.


For each open house more than 200 fliers were distributed, lawn signs were placed throughout the community, people received electronic notification directly by PP&R and an article was placed in the neighborhood newsletter. The public involvement shaped the program elements as well as the general scheme of the Beech Park master plan.

**d) Who designed and implemented the public involvement related to this Council item?** Sally McIntyre, the former PP&R Community Outreach and Involvement Program Manager developed the Public Involvement Plan and led the public involvement for this project along with other PP&R staff and the consultant team.

**e) Primary contact for more information on this public involvement process (name, title, phone, email):** Elizabeth Kennedy-Wong, PP&R Community Outreach and Involvement Program Manager, 503.823.5113, [Elizabeth.kennedy-wong@portlandoregon.gov](mailto:Elizabeth.kennedy-wong@portlandoregon.gov)

**10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.** Yes, additional public meetings will be held to discuss the development of the park from the master plan level to final design. In addition, a new public advisory committee will be convened to inform and guide the design process.

Mike Abbate - Director, Portland Parks & Recreation





# CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

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## MEMORANDUM

**DATE:** October 1, 2014

**TO:** Mayor Charlie Hales

**FROM:** Christine Moody, Chief Procurement Officer *CM*

**SUBJECT:** \*Approve findings, authorize an exemption to the competitive bidding requirements and authorize the alternative contracting method of Construction Manager/General Contractor ("CM/GC") pursuant to ORS 279C and City Code 5.34, and authorize payment for construction of the Beech Park Project (Ordinance)

1. **INTENDED THURSDAY FILING DATE:** October 1, 2014
2. **REQUESTED COUNCIL AGENDA DATE:** October 15, 2014
3. **CONTACT NAME & NUMBER:** Christine Moody, 503-823-1095
4. **PLACE ON:** ☐ CONSENT ☒ REGULAR
5. **BUDGET IMPACT STATEMENT ATTACHED:** ☒ Y ☐ N ☐ N/A
6. **ONE (1) ORIGINAL COPY OF THE CONTRACT APPROVED AS TO FORM BY CITY ATTORNEY ATTACHED:** ☐ Yes ☐ No ☒ N/A

7. **BACKGROUND/ANALYSIS:** Portland Parks & Recreation (PP&R) is the steward of over 10,000 acres of land at more than 250 locations throughout the City of Portland. It offers thousands of recreational and enrichment opportunities for people of all ages and abilities giving life and beauty to the City. The Beech Park Master Plan was adopted by Council on March 18, 2009 (Resolution No. 36688) after an extensive public outreach process that determined the program elements of the park development. The goal of the Beech Park Project is to provide a new neighborhood park and an increased level of service to the park-deficient Outer East side neighborhoods of Argay and Parkrose.

The Project will serve a highly diverse community that has a large number of economically disadvantaged children. The project will be the largest and most developed park in this area and will reflect community pride and be safe, clean, and accessible for all ages, cultures, and abilities.

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*To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.*

The goal of the Beech Park Project ("Project") is to provide a new park, unique to East Portland's Argay and Parkrose neighborhoods that will work to build community pride and provide the essential park and recreational spaces.

8. **FINANCIAL IMPACT:** The engineer's estimate for construction of this project is \$7.8 million with a Low Confidence Level Rating. System Development Charges Funding of the project is approved and available in the PP&R FY 2014-15 Budget.
9. **RECOMMENDATION/ACTION REQUESTED:** Authorize an exemption to the competitive bidding (low bid) process and authorize the alternative contracting method, Construction Manager/General Contractor pursuant to ORS 279C and City Code 5.34 and authorize payment.
10. **SCOPE OF WORK ON PROJECT:** The scope of work includes all labor, materials, tools, equipment, and supervision necessary for the development and construction of Beech Park.