

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

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

1. Name of Initiator George Lozovoy	2. Telephone No. 503-823-5595	3. Bureau/Office/Dept. Parks and Recreation
4a. To be filed (hearing date): October 15, 2014	4b. Calendar (Check One) Regular: Consent 4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/>	5. Date Submitted to Commissioner's office and CBO Budget Analyst: October 1, 2014
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

1) Legislation Title:

* Approve findings, authorize an exemption to the competitive bidding requirements and authorize the alternative contracting method of Construction Manager/General Contractor ("CM/GC") and authorize payment for construction, all in connection with the Gateway Park Project. (Ordinance)

2) Purpose of the Proposed Legislation:

To approve the factual findings and exempt the Gateway Park Project (the "Project") from the competitive bidding requirements of ORS Chapter 279C and City Code Title 5.34. and allow the City of Portland to use a CM/GC as the alternative contracting method for the Gateway Park Project.

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)?

- | | | | |
|---|---|------------------------------------|--|
| <input type="checkbox"/> City-wide/Regional | <input checked="" type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input checked="" type="checkbox"/> East |
| <input type="checkbox"/> 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? (Please include costs in the current fiscal year as well as costs in future year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the level of confidence.)

The City expenses for CM/GC services are estimated \$240,000. 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 \$ 5.1 million with a Low Confidence Level figures. The park will have ongoing Operations and Maintenance (O&M) expenses. An average cost/acre for maintenance of a PP&R urban plaza with water features and structures and neighborhood park in an urban setting is \$75,000. The Gateway property is 3.2 acres. Based on average O&M costs, PP&R might expect to see average annual costs for O&M of \$240,000 for the site. This is a preliminary 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.
(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)

- **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.

(Complete the following section only if an amendment to the budget is proposed.)

7) Change in Appropriations *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

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

[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]

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.

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?

Citizens Advisory Committee for the Master Plan
 Elizabeth Axelrod, *Woodland Park Neighborhood Association*
 Teri Bunker, *Business Neighbor*
 Larry Hudetz, *Mill Park Neighborhood Association*
 Arlene Kimura, *Hazelwood Neighborhood Association*
 Jerry Koike, *Residential Neighbor*
 Larry Kotan, *East Portland Action Plan*
 AJ Prasad, *Gateway Area Business Association*
 Randy Salazar, *Youth Representative*
 Pei-ru Wang, *IRCO*
 Sarah Zahn, *Developer*

The stakeholders for the next phase of this project include those who are aware of and already advocates for the development of this park. This development is seen as a key strategy for the economic development of the business district. Additionally, it presents an opportunity for those not aware of the project to engage in the development of a positive asset for all neighbors.

Key organizations include:
 Gateway Area Business Association
 Parkrose Heights Neighborhood Association
 Hazelwood Neighborhood Association
 Schools

Cultural Communities – Cultural Organizations to be determined through engagement with Groundworks Portland prior to the start of the next phase of design.

Organizations and individuals will be contacted to offer the opportunity to participate as members of the advisory committee. Once the advisory committee is formed, PP&R will work with the identified organizations to encourage participation in the project, especially with providing feedback on the design. All communications will be prepared in English and Spanish.

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

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

d) Who designed and implemented the public involvement related to this Council item?

Elizabeth Kennedy-Wong, the PP&R Community Outreach and Involvement Program Manager developed the Public Involvement Plan and led the public involvement for this project.

e) Primary contact for more information on this public involvement process (name,

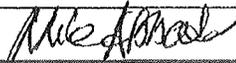
title, phone, email): Elizabeth Kennedy-Wong, PP&R Community Outreach and

Involvement Program Manager, 503.823.5113, Elizabeth.Kennedy-

Wong@portlandoregon.gov

10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not. Yes, an additional public involvement plan has been developed for the remainder of the design and construction will be initiated.

Mike Abbaté – Director



APPROPRIATION UNIT HEAD (Typed name and signature)



CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Charlie Hales, Mayor
Fred Miller, Chief Administrative Officer
Bryant Enge, Director, Bureau of Internal Business Services

Christine Moody
Chief Procurement Officer
Procurement Services
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Portland, Oregon 97204-1912
(503) 823-5047
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MEMORANDUM

186851

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 Gateway 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. Working with the community, in 2010 PP&R created the Gateway Urban Plaza and Neighborhood Park master plan adopted by Council on March 2, 2011 (Resolution No. 36849). The goal of the Gateway Park Project is to provide a new park and an increased level of service and equity to three park-deficient East Portland neighborhoods, Hazelwood, Mill Park, and Woodland Park

In partnering with PDC, PP&R's goal for the Gateway Park Project is to provide a new neighborhood park and an increased level of service to the park-deficient East side neighborhoods of Hazelwood, Mill Park, and Woodland Park that will build community while acting as a catalyst for commercial development to promote revitalization of the Gateway Regional Center.

An Equal Opportunity Employer

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 project is a result of an ongoing, City-led effort to transform the Gateway district into a Regional Center as described in the 2040 Framework Plan, the Outer Southeast Community Plan, the Opportunity Gateway Concept Plan, and the Gateway Regional Center Urban Renewal Plan.

Working with the community, in 2010 PP&R created the Gateway Urban Plaza and Neighborhood Park master plan adopted by Council on March 2, 2011 in Resolution No. 36849.

8. **FINANCIAL IMPACT:** The engineer's estimate for construction of this project is \$5.1 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 process and authorize the alternative contracting method, Construction Manager/General Contractor pursuant to ORS 279C and City Code 5.34 and authorize payment for construction of the Gateway Park Project.
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 Gateway Park.