

## ORDINANCE No. 187001

\*Amend contract with R&H Construction Co. in the amount of \$151,250 to complete additional emergency structural repairs to St. Johns Racquet Center (Ordinance: amend Contract No. 30004361)

The City of Portland ordains:

Section 1. The Council finds:

1. St. Johns Racquet Center (“Racquet Center”), is a prefabricated metal building enclosing three interior tennis courts with classrooms, office and lobby space, and men’s and women’s restrooms. The Racquet Center building was constructed in 1979 in the inner St. Johns neighborhood, located at 7519 North Burlington Avenue. Surrounded by housing and within one block of the neighborhood’s commercial core, the Racquet Center is well situated to serve the community.
2. The building currently provides public tennis and its operator, Portland After-School Tennis & Education (“PAST&E”), is a nonprofit whose mission is to create partnerships with families, schools, and volunteers to help at-risk K-12 students achieve academic and athletic success. PAST&E provides its youth participants with one-on-one academic tutoring, tennis lessons, a nutrition/fitness curriculum, parent education, and a development program serving junior players who excel at tennis. PAST&E was founded in 1996 as an extended-learning program to introduce low-income children to tennis. PAST&E also manages the Racquet Center to provide youth, family and adult public tennis lessons, leagues and open play. PAST&E manages the Racquet Center under a lease with PP&R.
3. An emergency declaration for a \$450,000 construction contract was executed on December 12, 2014 to authorize R&H Construction to undertake emergency structural repairs at St. Johns Racquet Center.
4. Repair work commenced in December and is still underway. During this process, PP&R discovered additional structural issues and building leaks behind enclosed office spaces and within wall cavities. The condition of these interior wall elements were not visible during the pre-construction inspection, which was minimally invasive to limit damage to insulation and office improvements that extended along these walls. The additional repairs exceed the limit of the existing contract of \$450,000. Additional funding of \$151,250 is needed to complete the new repairs. PP&R is funding all repairs with existing Major Maintenance funds and is not requesting additional General Funds for this project.
5. The new building repairs include replacement of deteriorated horizontal structural beams (called “girts”) and L-shaped brackets (called “ledgers”) in the west and east walls as well as some additional flashing to prevent water intrusion into the building. Building-code requires a special inspector and additional engineering to support this work. A 25% contingency has also been added because of the deteriorated condition of the building.

NOW, THEREFORE, The Council Directs:

- a. The Chief Procurement Officer is authorized to execute, on behalf of the City of Portland, a contract and/or amendment with R&H Construction, once such contract and/or amendment has been approved as to form by the City Attorney.
- b. The Director of Parks and Recreation is authorized to allocate \$601,250 of PP&R 2014/15 Major Maintenance Funding to repairs at St. Johns Racquet Center.
- c. The Director of Parks and Recreation is authorized to amend the lease with PAST&E to document the repair project.
- d. The Mayor and Auditor are authorized to provide payment, chargeable to the applicable budgets when demand is presented and approved by the appropriate authorities.

Section 2. The Council declares that an emergency exists to continue structural repairs at St. Johns Racquet Center, and further requires these authorizations be in place so it can effectively complete the project; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council:

FEB 04 2015

Commissioner Fritz  
Prepared by: Dale Cook  
Date Prepared: 1/28/2015

**Mary Hull Caballero**  
Auditor of the City of Portland

By

  
Deputy

Agenda No. **187001**  
**ORDINANCE NO.**

Co. Title

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<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Fritz</b></p> <p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>[Signature]</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p> <p><b>BUREAU APPROVAL</b></p> <p>Bureau: Parks &amp; Recreation Bureau Head: <i>Mike Abbate</i></p> <p>Prepared by: Dale Cook Date Prepared: 1-27-15</p> <p>Impact 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><b>City Auditor Office Approval:</b> required for Code Ordinances</p> <p><b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p> <p>Council Meeting Date <b>2-4-15</b></p>	<p>CLERK USE: DATE FILED <u>JAN 30 2015</u></p> <p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p><b>ACTION TAKEN:</b></p>
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<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 type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/></p> <p>Total amount of time needed: <u>5 min</u> (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	✓	