

ORDINANCE No. 187334

*Authorize a contract with Shiels, Obletz Johnsen, Inc. to provide to provide owner's representative, construction management and cost estimation services for renovations and improvements to Pioneer Courthouse Square in an amount not to exceed \$577,840 (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The City is owner of a certain real property known as Pioneer Courthouse Square located at 701 SW 6th Ave., Portland, Oregon 97230 (the "Square").
2. The Square is a 40,006 square foot urban park, located in the heart of the downtown core and has been a public gathering space for the benefit of Portland's community members and visitors since its grand opening in 1984.
3. The Square is in need of repairs and renovations to address a failing waterproofing membrane, the deteriorating brick plaza, structural failures and stoa column repairs, as well as restroom upgrades for safety and accessibility.
4. In 2014, the Portland community voted to support a measure to issue up to \$68 million in general obligation bonds (the "Replacement Bond"). The money from the bonds is to pay for the capital costs of repairs and improvements to existing park facilities.
5. The renovation of the Square (the "Project") represents the delivery of a promise made to the people of Portland through the Replacement Bond to repair, renovate and care for the beloved Square.
6. The Project meets the goals of the Parks Vision 2020 Plan to ensure Portland's Park and Recreation ("PP&R's") legacy for future generations using best management practices.
7. The request for Owner's Representative services in connection with the Project was advertised under QBS-RFP No. PKS053 and five responsive proposals were received. The selection committee reviewed and scored the proposals and held subsequent interviews in accordance with Section 5.68 of Portland City Code and selected Shiels, Obletz Johnsen, Inc. ("SOJ") as the Owner's Representative.
8. Accordingly, PP&R desires to enter into a PTE contract with SOJ in an amount not to exceed \$577,840 payable from the Replacement Bond.
9. The D/M/W/ESB participation for the PTE contract is 7.4%.
10. The confidence level for this PTE contract is medium.
11. The hard construction costs for the Project are estimated at \$7 million with a low confidence level rating. The overall Project budget including hard construction costs, design services, insurance, bonding, escalation, project management/staff costs and contingencies is \$10 million. Replacement Bond funding of the Project is approved and in place in the PP&R FY 2015/2016 Budget.

NOW, THEREFORE, the Council directs:

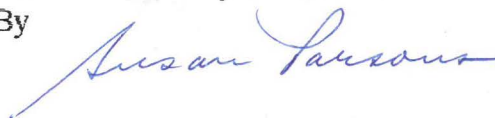
- a. The Chief Procurement Officer is authorized to negotiate and execute, on behalf of PP&R, a PTE contract with SOJ in a form similar to the contract attached hereto as Exhibit A.
- b. The Mayor and Auditor are hereby authorized to provide SOJ payment in an amount not to exceed \$577,840 chargeable to PP&R when demand is presented and approved by the proper authorities.

Section 2. The Council declares that an emergency exists in order to avoid further delay in the execution of the PTE contract as it will adversely affect the City's ability to meet the Project implementation schedule expected by the community. Therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: SEP 09 2015

Mary Hull Caballero
Auditor of the City of Portland

By



Commissioner: Amanda Fritz
Prepared by: Lauren McGuire
Date Prepared: August 18, 2015

Deputy

*Authorize a Professional Technical and Expert ("PTE") contract with Shiels, Oblatz Johnsen, Inc. to provide to provide owner's representative, construction management and cost estimation services for renovations and improvements to Pioneer Courthouse Square in an amount not to exceed \$577,840. (Ordinance)

<p>INTRODUCED BY Commissioner/Auditor:</p>	<p>CLERK USE: DATE FILED <u>SEP 04 2015</u></p>
<p>COMMISSIONER APPROVAL</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>LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Parks & Recreation Bureau Head: Mike Abbate <i>[Signature]</i></p> <p>Prepared by: L. McGuire Date Prepared: August 18, 2015</p> <p>Financial Impact & Public Involvement 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>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p> <p>Council Meeting Date: September 9, 2015</p>	<p>ACTION TAKEN:</p>

AGENDA
<p>TIME CERTAIN X Start time: <u>10:15 am – 2 of 4</u> Total amount of time needed: <u>15 minutes</u> (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/> Total amount of time needed: (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	✓	