

RESOLUTION No. 37158

Direct the Office of Management and Finance to solicit bids for the Portland Building Reconstruction project in an amount not to exceed \$195,000,000 with construction to be completed no later than 2020. (Resolution)

WHEREAS, the Portland Building houses 1300 City of Portland employees, a daycare center, and three vendors and is used by the community for meetings and to access customer service centers; and

WHEREAS, the concept of a "Government Center" dates back at least as far as the 1912 Bennett Plan and has been reaffirmed by the City in adopted plans for downtown Portland, including most recently, in the Central City 2035 West Quadrant Plan, adopted by City Council in March 2015, which includes a policy to encourage the concentration of government services in the vicinity of Chapman and Lownsdale Squares; and

WHEREAS, there is value in having City bureaus located near City Hall, near other partner governments, and in a location well-served by transportation alternatives; and

WHEREAS, the condition of the exterior of the Portland building has failed. The City can no longer prevent the water leaks; water infiltration is degrading the exterior, interior, and structural elements of the building; and

WHEREAS, the mechanical, electrical, and plumbing systems of the Portland Building are at, or near, the end of their useful lives; and

WHEREAS, the Portland Building was built under a building code prior to the 1996 seismic requirements; and

WHEREAS, numerous options for the future of the Portland Building were considered, including demolishing the existing building and re-building on the same site; building a new building on a different site; and selling the building and leasing permanently elsewhere; and

WHEREAS, a citizen advisory committee has recommended that the prudent option for improving the Portland Building is to reconstruct the facility in its current location; and

WHEREAS, reconstructing the Portland Building would preserve the government services center; and

WHEREAS, City policies prioritize the locating of City employees in City-owned buildings first, and secondarily in non-City owned buildings listed in the National Historic Register; and

WHEREAS, the Portland Building is a part of the City's history, which includes the building's design competition and later its iconic status. The Portland Building has a strong following in the architecture community, is mentioned in many architecture history books as an early and prominent post-modern building, and is cited as a significant historic resource in need of preservation; and

WHEREAS, the City has the opportunity to implement its Green Building policy and meet sustainability goals through the reconstruction of the Portland Building; and

WHEREAS, the City has the opportunity to advance social equity procurement, community economic development and opportunity goals and objectives through the reconstruction of the Portland Building; and

WHEREAS, the full scope of the reconstruction project and costs should include the construction costs, moving costs, and temporary facilities for City employees currently housed in the Portland Building and meet City policy goals; and

WHEREAS, while the data center move and disaster recovery is not a part of this project scope, it is an important project that will need to be coordinated with the reconstruction work; and

WHEREAS, in the FY 2015-16 Adopted Budget, Council allocated \$3.75 million for the beginning phases of design and engineering work; and work on the project has already begun; and

WHEREAS, in the FY 2015-16 Adopted Budget, Council committed \$2.3 million of General Fund resources as part of the cash contribution for the Portland Building reconstruction project; and

WHEREAS, it is desirable to continue to move forward with the reconstruction project for the Portland Building. The Office of Management and Finance has released a solicitation for an Owner's Representative and Public Outreach consultant to assist with the reconstruction of the Portland Building.

NOW, THEREFORE, BE IT RESOLVED, The Council directs the Office and Management and Finance, in concert with the Owner's Representative and Public Outreach consultant, to develop a Request for Proposals and solicit bids for the reconstruction of the Portland Building for an amount not to exceed \$195,000,000 for the design, re-location, reconstruction and project management and for completion by the end of 2020.

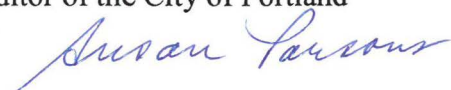
Adopted by the Council:

OCT 21 2015

Mayor Charlie Hales
Prepared by Jamie Waltz
Prepared on October 7, 2015

Mary Hull-Caballero
Auditor of the City of Portland

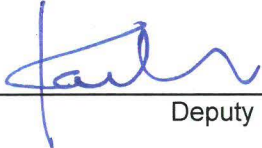
By



Deputy

Agenda No. **37158**
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 Title

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<p>INTRODUCED BY Commissioner/Auditor: Mayor Charlie Hales</p>	<p>CLERK USE: DATE FILED <u>OCT 16 2015</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</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 style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By:  _____ Deputy</p> <p>ACTION TAKEN:</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Office of Management and Finance Bureau Head: Fred Miller, CAO <i>Fred Miller</i></p> <p>Prepared by: Jamie Waltz Date Prepared: October 7, 2015</p>	
<p>Impact 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>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date Oct. 21, 2015</p>	

AGENDA 1 of 3

TIME CERTAIN
Start time: 10:00 am

Total amount of time needed: 1 hour (3 items) (for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: _____
 (for presentation, testimony and discussion)

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	✓	