

IMPACT STATEMENT

Legislation title: 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.

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Purpose of proposed legislation and background information:

Reason for this resolution – After assessing the alternatives, OMF recommends that the prudent option is to reconstruct the Portland Building. It is now necessary to move forward with developing a Request for Proposals for the reconstruction project, so that estimates of project costs continue to be valid. This resolution confirms City Council’s commitment to and support of the Portland Building Reconstruction project. It also establishes a maximum cost for the project of \$195 Million and certain occupancy no later than the end of 2020.

Previous legislative action relating to this action – In the FY 2015-16 Adopted Budget, Council allocated \$3.75 million for the beginning phases of design and engineering work and \$2.3 million of General Fund resources as part of the cash contribution for the Portland Building Reconstruction project.

Relevant City policies – Reconstructing the Portland Building supports the City’s policy of prioritizing the locating of City employees in City-owned buildings and in buildings with historical significance. The project supports the City’s Green Building policy and other sustainability policies and will advance the City’s social equity contracting strategies.

Financial and budgetary impacts:

The overall budget for the Portland Building Reconstruction project costs are not to exceed \$195 Million and includes: design, relocation, reconstruction and project management.

Community impacts and community involvement:

Potential Impacts and involvement-

In addition to the City employees that are tenants of the Portland Building, there are Multnomah County employees, employees of a children’s day care center, and employees of three commercial establishments located on the first floor of the Portland Building. All of these community members will be directly impacted by the Portland Building Reconstruction project.

OMF has been holding monthly project update meetings in the Portland Building auditorium for City employees interested in hearing about what’s happening and/or interested in sharing their own ideas for or concerns about the project. In addition, the Chief Administrative Officer and OMF staff have had meetings with the retail tenants, the Day Care, and Multnomah County representatives to discuss the project and their specific needs and interests.

In preparing to issue the RFP for Owner's Representative and Public Outreach Consultant, OMF Facilities and Procurement Services held an outreach event hosted by Oregon Association of Minority Entrepreneurs (OAME) to provide early information about this opportunity to potential DMWESB contractors and subcontractors. The project solicitation will include expanded outreach activities.

Additionally, commercial establishments located adjacent to and near the Portland Building are impacted in that the tenants of the Portland Building may represent, in some cases, a significant component of their clientele. Broader involvement of the community, including tenants in surrounding properties as well as community groups that might benefit from improved public spaces in the building will be included in the outreach and communications plan that will be finalized after the Owner's Representative/Public Outreach consultant is brought on board in early 2016.

Advisory Committee –

The Chief Administrative Officer formed an advisory committee of community members with construction, architecture, green building, contracting, finance, and project management experience. The committee provided input on considering alternate locations, recommended establishing a budget and schedule early in the process and sticking to them, and emphasized the importance of timely decision-making and of maintaining discipline to avoid "scope creep." Advisory Committee members participated in the Council work session in August and will be available to provide input at the Council hearing on this and related Council actions.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
- NO:** Skip this section

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