

ORDINANCE No. 187445

*Amend contract with Nelson Capitol Construction Program Management, LLC to add \$24,100 for additional construction project management and cost estimation services at the Veterans Memorial Coliseum (Ordinance; amend Contract No. 30004168)

The City of Portland ordains:

Section 1. The Council finds:

1. On October 8, 2014, through Ordinance No. 186837, the Council authorized Contract No. 30004168 between Nelson Capitol Construction Program Management, LLC and the City to provide cost estimation services for the Veterans Memorial Coliseum (VMC) Options Study and to perform ongoing construction project management work at the VMC and other City-owned Rose Quarter properties, including the parking garages and plaza.
2. The original contract amount was \$125,165.00 with an expiration date of June 30, 2015.
3. Amendment No. 1, dated June 24, 2015, extended the term of the contract to December 31, 2015.
4. Amendment No.2, dated July 13, 2015, added \$31,000 to the contract for additional construction project management services, which were needed due to the increased complexity in a number of projects as well as identification of new projects that needed immediate attention, and increased the not to exceed amount to \$156,165.00, a 24.8% increase to the original contract amount.
5. Amendment No. 3, dated October 29, 2015 added an additional subcontractor, Madden and Baughman, an ESB structural engineering firm with no additional compensation.
6. Amendment No. 4 includes increased compensation in the amount of \$18,100.00 for additional work required by the VMC Options Study, which was needed due to a three month extension of the project schedule, for work needed to incorporate and coordinate detailed cost estimates associated with expanding the work scope to add two renovation scenarios, and to establish detailed cost estimates for the deconstruction option, which was determined to be a two phase process instead of a one phase process as initially scoped.
7. Amendment No. 4 also includes increased compensation in the amount of \$6,000 for additional Construction Project Management services which are needed for ongoing construction projects that have proven to be more complex than originally expected and to address newly identified projects that require immediate attention.
8. Amendment No. 4 adds \$24,100, for a new not to exceed amount of \$180,165.00. The total additional compensation in Amendments No. 2 and No. 4, increases the original contract amount by 43.9% and requires Council approval.

9. Sufficient funding resides in Spectator Venues and Visitor Activities Fund 521000 in FY 2015-16.
10. A Request for Proposals for On-Call Construction Project Management Services has been initiated to provide for the ongoing construction management and oversight needs at the City's spectator, performing arts and related facilities. It is anticipated that this on-call contract will be in place by January 2016.

NOW, THEREFORE, the Council directs:

- a. The Chief Procurement Officer is authorized to amend Contract No. 30004168 with Nelson Capitol Construction Program Management, LLC for services in accordance with Amendment No. 4, attached hereto as Exhibit A.
- b. The Mayor and Auditor are hereby authorized to draw and deliver checks to Nelson Capitol Construction Program Management, LLC chargeable to the Spectator Venues and Visitor Activities Fund when demand is presented and approved by the proper authority.

Section 2. The Council declares that an emergency exists because delay in authorizing this contract amendment will result in delays to ongoing construction project management work at the VMC and City-owned Rose Quarter properties, which may impact the public's safety at or enjoyment of these facilities. Therefore, this Ordinance shall be in full force and effect from and after its passage by Council.

NOV 18 2015

Passed by the Council:

Mayor Charlie Hales

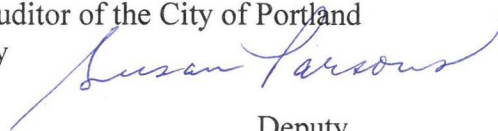
Prepared by: Susan Hartnett

Date Prepared: Nov 2, 2015

Mary Hull Caballero

Auditor of the City of Portland

By



Deputy

1192

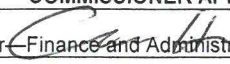
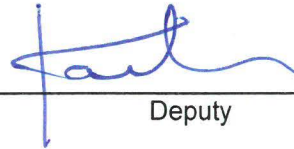
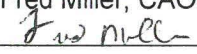

Agenda No.

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Title

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INTRODUCED BY Commissioner/Auditor: Mayor Hales	CLERK USE: DATE FILED <u>NOV 10 2015</u>
COMMISSIONER APPROVAL Mayor  Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland  By: _____ Deputy
BUREAU APPROVAL Bureau: OMF Bureau Head: Fred Miller, CAO  Prepared by: Susan Hartnett Date Prepared: 10/26/15 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> City Auditor Office Approval: City Attorney Approval:  Council Meeting Date 11/18/15	ACTION TAKEN:

AGENDA TIME CERTAIN <input type="checkbox"/> Start time: Total amount of time needed: (for presentation, testimony and discussion) CONSENT <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)
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FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Novick	4. Novick	<input checked="" type="checkbox"/>	
Hales	Hales	<input checked="" type="checkbox"/>	