

## ORDINANCE No.

187560

\*Authorize a contract with DAY CPM Services LLC for Owner's Representative and Public Outreach Services for the Portland Building Reconstruction Project for a total not-to-exceed amount of \$5,600,000 (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Building, designed and built in 1982 to support the administrative and operational needs of the City of Portland, is an award winning example of Post Modern design, and in 2011 was placed on the National Register of Historic Places as a building of "exceptional importance." Despite its historic significance, since its completion, it has shown numerous signs of environmental and structural issues and is in need of extensive reconstruction to survive another 50-100 years.
2. The building's exterior envelope has a history of significant water infiltration and has failed; the mechanical, electrical, and plumbing systems are at, or near the end of their useful lives; and it does not meet current seismic resiliency building code requirements.
3. On October 21, 2015, Council passed Resolution 37158 directing 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."
4. The Portland Building Reconstruction Project (Project) requires specialized skills and experience in the progressive design-build relocate alternative contracting delivery method, integrated project delivery, quality assurance, and public outreach services in order to provide the technical expertise and manpower needed to complete this Project.
5. Request for Proposal (RFP) No. 00000135 was issued and four responsive proposals were received. A five member selection committee, including a minority evaluator reviewed and scored these proposals in accordance with PCC 5.68 and selected DAY CPM Services LLC as the highest scoring proposal.
6. This Ordinance seeks authorization to enter into a PTE contract with DAY CPM Services LLC for a not-to-exceed contract amount of \$5,600,000.
7. The D/M/W/ESB participation in this contract is estimated at 20%.
8. Sufficient funding resides in the City's Facilities Services Fund.
9. The Confidence Level Rating for this PTE project is high.

NOW, THEREFORE, the Council directs:

- a. The Chief Procurement Officer is authorized to execute a contract with DAY CPM Services LLC, subject to approval as to form by the City Attorney's Office, at a cost not-to-exceed \$5,600,000.
- b. The Mayor and the Auditor are hereby authorized to draw and deliver checks payable to DAY CPM Services LLC chargeable to the Facilities Services Fund when demand is presented and approved by the proper authorities.

Section 2. The Council declares that an emergency exists because a delay in executing the contract will negatively impact the mandated Project completion date; therefore, this Ordinance shall be in full force and effect from and after its passage by Council.

Passed by the Council: JAN 20 2016

Mayor Charlie Hales

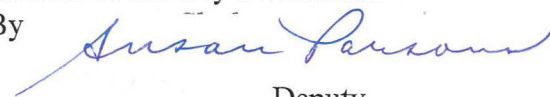
Prepared by: K. Brenes-Morua

Date Prepared: January 4, 2016

**Mary Hull Caballero**

Auditor of the City of Portland

By



Deputy

73

Agenda No.  
**ORDINANCE NO.**  
Title

187 560

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<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Charlie Hales</b>	CLERK USE: DATE FILED <u>JAN 12 2016</u>
<b>COMMISSIONER APPROVAL</b> Mayor: <u>[Signature]</u> 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  <u>[Signature]</u> By: Deputy
<b>BUREAU APPROVAL</b> Bureau: OMF/BRFS/Procurement Services Bureau Head: Christine Moody <u>CH</u>	ACTION TAKEN:
Prepared by: K. Brenes-Morua Date Prepared: January 4, 2016	
Impact Statement Completed <input 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 type="checkbox"/>	
<b>City Auditor Office Approval:</b> required for Code Ordinances	
<b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date January 20, 2016	

<b>AGENDA</b>  <b>TIME CERTAIN</b> <input checked="" type="checkbox"/> <b>Start time: 2:00 p.m. (2 of 2)</b>  <b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)  <b>CONSENT</b> <input type="checkbox"/>  <b>REGULAR</b> <input type="checkbox"/>  <b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><th style="width: 30%;">FOUR-FIFTHS AGENDA</th><th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th></tr><tr><th></th><th>YEAS</th><th>NAYS</th></tr><tr><td>1. Fritz</td><td>1. Fritz <input checked="" type="checkbox"/></td><td></td></tr><tr><td>2. Fish</td><td>2. Fish <input checked="" type="checkbox"/></td><td></td></tr><tr><td>3. Saltzman</td><td>3. Saltzman <input checked="" type="checkbox"/></td><td></td></tr><tr><td>4. Novick</td><td>4. Novick <input checked="" type="checkbox"/></td><td></td></tr><tr><td>Hales</td><td>Hales <u>                    </u></td><td></td></tr></table>	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 <u>                    </u>	
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