

## IMPACT STATEMENT

**Legislation title:** \*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)

**Contact name:** Kristin Wells

**Contact phone:** 503-823-1181

**Presenter name:** Kristin Wells

**Purpose of proposed legislation and background information:**

Authorize a contract with DAY CPM Services LLC for Owner's Representative and Public Outreach Services for the Portland Building Reconstruction Project (the "Project").

On October 21, 2015, City Council passed Resolution #37158 in which Council directed the Office of Management and Finance to reconstruct the building with a budget not to exceed \$195 million.

The Portland Building Reconstruction is a complex and unique project for the City and the 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 the Project on time and on budget.

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:**

This contract is funded through two resources. The first is \$3.75 million in the FY 2015-16 budget for the Facilities Services Fund in the Bureau of Internal Business Services. This resource came from the Portland Building's major maintenance account in the fund. The second resource is \$1.85 million that will be in the FY 2016-17 Facilities Services Fund budget. This resource will come to the Facilities Services Fund from the General Fund.

This legislation will neither generate nor reduce revenue coming to the City.

No positions will be created, eliminated, or re-classified as a result of this legislation.

**Community impacts and community involvement:**

In preparing to issue the Request for Proposals (RFP) for Owner's Representative and Public Outreach Services, OMF Facilities and Procurement Services held an outreach event hosted by the Oregon Association of Minority Entrepreneurs (OAME) to provide early information about

the opportunity to potential disadvantaged, minority-owned, women-owned, and emerging small business contractors and subcontractors.

The professional services contracting community, including contractors certified with the State of Oregon as disadvantaged, minority-owned, women-owned, and emerging small businesses were aware of this project when the public solicitation was posted on October 30, 2015.

Potential proposers were able to review the competitive solicitation, attend a pre-proposal meeting, ask questions, provide comments and submit a response to the RFP. Proposals received resulted in the award of the Professional, Technical and Expert Services contract. Procurement Services managed the procurement process. No protests were received.

City employees that are tenants of the Portland Building, Multnomah County employees, employees of a children's daycare center, and the owners and employees of the three commercial establishments located on the first floor of the Portland Building will be directly impacted by the 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 who are interested in sharing their own ideas for or concerns about the Project. In addition, the Chief Administrative Officer (CAO) and OMF staff have had meetings with the retail tenants, the daycare, and Multnomah County representatives to discuss the Project and their specific needs and interests. The CAO has also met with community and business groups who are interested in the outcome of the project.

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 DAY CPM Services LLC begins their work in early 2016.

**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