

## ORDINANCE No. 187703

\*Authorize a competitive solicitation and contract with the lowest responsible bidder for construction of the St. Johns Community Center Roof and HVAC Replacement Project (Ordinance).

The City of Portland ordains:

Section 1. The Council finds:

1. Portland Parks & Recreation (PP&R) promotes health, livability, and economic vitality through the effective management of the city's award-winning parks and recreation system.
2. Our park structures and facilities have finite life spans and require ongoing investment to remain safe and accessible. The St. Johns Community Center is in urgent need of roof and HVAC replacement. Both systems are more than twenty years past their expected useful lives, and the roof leaks on an annual basis.
3. In November 2014, 74% of voters supported the sale of up to \$68 million in general obligation bonds to finance a portion of the needed urgent capital repairs to parks and park facilities (Parks Replacement Bond). 100% of anticipated funding for this project will come from the Parks Replacement Bond funds.
4. PP&R seeks Council's authorization for Procurement Services to issue a competitive solicitation and execute a contract for the construction of the St. Johns Community Center Roof and HVAC Replacement project.
5. The improvements that will be constructed under this contract will resolve many maintenance issues that have been outstanding for several years. The 17,000 square-foot roof leaks annually, and the inefficient HVAC system requires continuous repairs. Parks intends to install a new roof and replace the heating and cooling system to improve the building's energy-efficiency, reduce maintenance and operating costs, and provide for a more comfortable environment for community users.
6. The construction cost estimate provided by Carleton Hart Architecture and Professional Roof Consultants Inc. is approximately \$600,000.
7. PP&R's confidence level in the estimated cost is medium due to the high demand currently prevailing within the commercial construction market.

NOW, THEREFORE, The Council Directs:

- a. The Chief Procurement Officer is authorized to facilitate the use of the competitive solicitation process in order to obtain the most responsible and responsive offer for the construction of the St. Johns Community Center Roof and HVAC Replacement project.

- b. Upon Council acceptance of the Chief Procurement Officer's Report, the Chief Procurement Officer is authorized to negotiate and execute a contract, provided the contract has been approved as to form by the City Attorney's office.

Section 2. The Council declares that an emergency exists in order to avoid further delay in the execution of this agreement as it will adversely affect the City's ability to meet the bond spending targets. Therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: APR 27 2016

Commissioner: Amanda Fritz

Prepared by: Marlo Medellin

Date Prepared: April 27, 2016

**Mary Hull Caballero**  
Auditor of the City of Portland

By

Deputy

Agenda No.  
**ORDINANCE NO. 187703**  
 Title

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<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Fritz</b>	CLERK USE: DATE FILED <u>APR 19 2016</u>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz <i>Amad Fritz</i> Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland By: <i>[Signature]</i> Deputy <b>ACTION TAKEN:</b>
<b>BUREAU APPROVAL</b> Bureau: PP&R Bureau Head: Mike Abbate <i>[Signature]</i> Prepared by: Marlo Medellin Date Prepared: 03/21/2016 Impact 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"/> <b>City Auditor Office Approval:</b> required for Code Ordinances <b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i> Council Meeting Date <b>04/27/2016</b>	

<b>AGENDA</b> <b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
<b>CONSENT</b> <input type="checkbox"/>
<b>REGULAR</b> <input checked="" type="checkbox"/> Total amount of time needed: <b>5</b> (for presentation, testimony and discussion)

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"/>	