

IMPACT STATEMENT

Legislation title: Accept Guaranteed Maximum Price of \$4,901,284.40 from R&R General Contractors, Inc. for the construction of the Gateway Park Project (Procurement Report - RFP No. 117318)

Contact name: Christine Moody

Contact phone: 503.823.1095

Presenter name: Christine Moody

Purpose of proposed legislation and background information:

Accept Guaranteed Maximum Price of \$4,901,284.40 from R&R General Contractors, Inc. for the construction of the Gateway Park Project.

The goal of the Gateway Park Project is to provide a new neighborhood park and an increased level of service and equity to three park-deficient East Portland neighborhoods that will build community while acting as a catalyst for economic development.

Ordinance Number 186851 passed by Council on October 15, 2014 authorized Procurement Services to use an alternative contracting method to select a CM/GC for the Gateway Park Project. The Chief Procurement Officer advertised Request for Proposals (RFP) Number 117318 on February 18, 2015, for pre-construction services and construction of the Gateway Park Project with a combined pre-construction and construction services estimate of \$5,100,000.00. PP&R rated the project estimate confidence level as Low at that time.

This legislation does not change any City policy

No revenues will be impacted by this legislation

Financial and budgetary impacts:

Based on the Guaranteed Maximum Price received, PP&R anticipates the construction contract cost to be \$4,901,284.40. The engineer's estimate for this project was \$5,100,000 and the confidence level was Low.

Community impacts and community involvement:

The construction contracting community, including contractors certified as State of Oregon disadvantaged, minority, women, and emerging small businesses became involved when the Chief Procurement Officer advertised and publically noticed the project on the City's Online Procurement System on February 18, 2015.

Potential proposers were able to review the competitive solicitation, attend a pre-proposal meeting, ask questions, provide comments and submit a proposal in response to the Request for Proposals (RFP). Proposals received resulted in the award of the CM/GC Pre-Construction Services contract. Procurement Services managed the procurement process. No protests were received.

No known persons or groups will be testifying.

The Advisory Committee will continually review Contractor's compliance with the contracting, apprenticeship, workforce, and local hiring goals and programs established in the Community Benefits Plan.

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



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Date: May 31, 2016

To: Commissioner Fritz

From: Mike Abbaté

RE: Gateway Discovery Park Operations & Maintenance

The purpose of this memorandum is to provide an update on the estimated costs for operations, maintenance, and programming at Gateway Discovery Park & Plaza. While an initial estimate for operations and maintenance resulted in \$270K being allocated to PP&R's budget as of FY 2016/17, the community and recreational programming for the plaza was not complete at that time. Programming costs will be included in the Park operations and maintenance cost noted in the Portland Parks & Recreation (PP&R) Requested Budget, beginning fiscal year 2017-18. I wanted to take this opportunity to make you aware of this updated information.

Background

Gateway Discovery Park is planned on 3.2 vacant acres at the corner of NE Halsey Street and NE 106th Avenue in East Portland. Development of this Park will close the gap in a park deficient area within East Portland, for the neighborhoods of Hazelwood, Mill Park and Woodland Park.

The Park is intended to serve as a catalyst for commercial development and promote revitalization of the Gateway Regional Center. The 3.2 acre Park property is part of a larger 4.2-acre vacant parcel owned jointly by PP&R and the Portland Development Commission (PDC). The remaining 1-acre of property is slated for redevelopment with a mix of uses that will build on the success of the Park and help activate the plaza. Because of this partnership, the PDC has allocated \$1 million in Gateway Urban Renewal Area Funds to support development of the Park.

Park Design

The Park Master Plan was adopted by City Council in March 2011. Envisioned as the community gathering center for the East Portland community, the design provides a programmable plaza for events and higher intensity visitation comparable to urban plazas such as Pioneer Courthouse Square, Director Park, O'Bryant Square, and Holladay Park. Design of

Administration

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Amanda Fritz, Commissioner
Mike Abbaté, Director



the park has progressed with extensive public outreach including five Project Advisory Committee meetings and two open house community events.

The plaza features an approximately 21,000 SF multi-use hardscape plaza with visibility along NE Halsey at the corner of NE 106th Avenue punctuated by a distinctive RACC art piece. The plaza includes a unique canopy shade structure with kiosk and storage space and restrooms to support programmed community events. Additional park features include a water play feature, a lawn gathering space with seat walls for performances, skate dot, picnic area, outdoor fitness equipment, a fully inclusive play area which is the result of a collaboration with Harpers Playground, Inc., nature play and other landscape features.

Park Construction

In October 2014, City Council approved the use of an alternative approach to the traditional low bid process of procuring construction services called Construction Manager/General Contractor (CM/GC). The CM/GC approach includes the General Contractor in the design process, which often provides a higher quality project, potentially reduces cost, and speeds completion. Through the CM/GC process, the City will achieve additional project goals through implementation of a Community Benefits Plan.

A Community Benefits Plan (CBP) was developed for the construction of the Gateway Discovery Park to ensure that the benefits of construction accrue to the community as much as possible. The CBP directs the General Contractor to work in conjunction with the City to provide more opportunities for minorities, women and small businesses, with an emphasis on businesses in East Portland. Technical assistance funding (.25% construction cost) has been allocated from the Park budget to assist Disadvantaged/Minority/Women and Emerging Small Businesses as subcontractors and provides funding to help them increase their performance and capacity for this project as well as future projects. The Plan identifies a need for utilization of Registered Apprentices and Minorities and Women in the construction trades. This is paired with funding (.74% construction cost) to support outreach and training programs for Minorities and Women, providing an expanded resource for a trained and diverse workforce on this project and other projects in the future.

Urban Park Model

The Gateway Discovery Park has long been envisioned as a linchpin for the city's goal of Gateway as a regional center. The plaza is expected to be an accessible, attractive, and safe community gathering space on a daily basis as well as a venue for programs, events, and activities that reflect the diversity of East Portland. This public square will need to be staffed and activated in order to realize the potential of the space to be an amenity worthy of being called East Portland's Living Room.

Tremendous interest exists to provide arts, culture, and wellness-related programs that will draw crowds and build community. Our experience has shown that maintaining a constant presence with on-site staff will pre-empt negative uses from becoming established. Having staff in the community daily will greatly enhance relationship building and opportunities for collaboration.

The investment of parks SDCs and urban renewal funds is an important and symbolic investment. However, we know that it takes more than good park design and construction to ensure that parks become a community and neighborhood asset. They must be operated and maintained in a way that promotes beneficial use. For parks that function as public squares (as this one certainly will), the most cost-effective way to ensure those benefits is to provide a sustained presence to facilitate positive activation. Numerous examples exist in our city and in most cities. Pioneer Courthouse Square is one of our most visible examples of a public square that continuously delivers active civic engagement and community building. A block and a half away, Director Park demonstrates that same principle on a smaller scale. Holladay Park is in the process of being reclaimed for the community thanks to the innovative Holladay Park Partnership that, for the first time, supports robust programming.

However, examples such as O'Bryant Square and Ankeny Plaza demonstrate how challenging it can be to prevent negative uses from becoming entrenched. Recognizing the factors that threaten our shared public space means it is important to be proactive from the beginning and establish clear and consistent community norms about how a given shared space is to be used. The Gateway Discovery Park plaza will have fantastic infrastructure that will lend itself to showcasing and supporting the vitality, diversity, and strength of East Portland. PP&R, PDC, community partners and stakeholders all believe that an active and sustained program at the park year-round will be a wise investment in the district and the community.

The urban park model is estimated to require \$298K annually including overhead of \$29K. This estimate reflects \$60K in program expenses (concerts, movies, cultural events, other performances and interactive programs), \$40K in materials and supplies, and \$150K in staffing. This is comparable to Director Park, but takes into account the larger overall site, and the expense of providing programs and activities in a location where fewer performers and service providers are likely to participate for no cost or at nominal costs (see complete table of estimated costs on p. 4).

General Park Maintenance

Parks Operations and Maintenance funding ("O&M") is included in the PP&R annual budget following completion of each new park and the addition of significant new assets to existing developed Park properties.

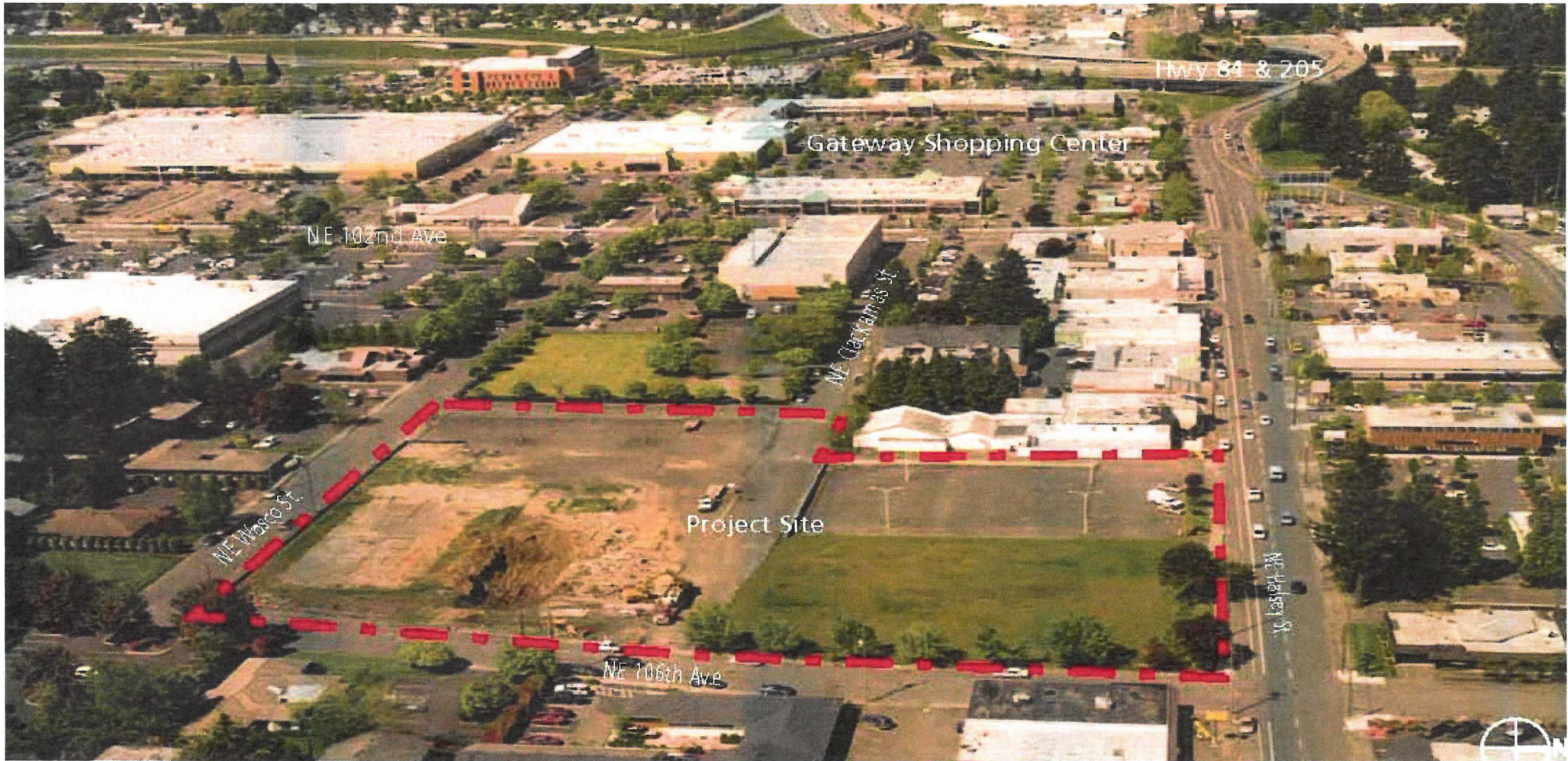
O&M funds daily routine maintenance visits during which staff empty trash cans, clean restrooms, pick up litter, perform a visual check of playgrounds and equipment, and generally

survey the park to identify any maintenance/repair needs, some of which result in work orders to be performed by other work units. Horticultural staff primarily focus on the long-term health of park's green infrastructure including planting, weeding, mulching, edging, and pruning to Crime Prevention through Environmental Design (CPTED) standards; e.g., pruning for visibility and eliminating cover for negative activities. Electrical, Mechanical, Structures, Heavy Equipment, Turf, Irrigation, and other Central Services' shops also perform preventative maintenance, work order driven tasks, or other one-time tasks to take care of the park and its amenities.

In this unique circumstance where we are creating the foundation for important urban development in the coming decades, additional resources will be required so that we claim this space for the community from day one.

Gateway O&M Summary

	Original	Updated	Difference
Maintenance	\$ 240,000	\$ 215,808	\$ 24,192
Base Rangers	\$ 30,000	\$ 10,000	\$ 20,000
Maint. Subtotal	\$ 270,000	\$ 225,808	\$ 44,192
Programming	\$ -	\$ 298,734	\$ (298,734)
Additional Rangers	-	-	-
	\$ -	\$ 298,734	\$ (298,734)
Total O&M	\$ 270,000	\$ 524,542	\$ (254,542)
	(secured)		(gap)





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