



# CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

Charlie Hales, Mayor  
Fred Miller, Chief Administrative Officer  
Ken Rust, Director, Bureau of Revenue & Financial Services

Christine Moody  
Chief Procurement Officer  
Procurement Services

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## REGULAR CALENDAR

DATE: June 29, 2016

### TO THE COUNCIL:

The Beech Park Master Plan was adopted by Council on March 18, 2009 (Resolution No. 36688) after an extensive public outreach process determined the programmatic elements of the park development.

The goal of the Beech Park Project ("Project") is to provide a new park, unique to East Portland's Argay and Parkrose neighborhoods that will work to build community pride and provide the essential park and recreational spaces called for in the Portland Plan.

The majority of the 15.71 acre site was acquired by PP&R from Multnomah County in 1984 for the purpose of fulfilling the City's commitment to provide East Portland with park facilities. The remainder of the site came to PP&R in 1999 through the Trust for Public Lands.

Ordinance Number 186850 passed by Council on October 9, 2014 authorized Procurement Services to use an alternative contracting method to select a Construction Manager/General Contractor (CM/GC) for the Beech Park Project. The Chief Procurement Officer advertised Request for Proposals (RFP) Number 117317 on January 26, 2015, for pre-construction services and construction of the Beech Park Project with a combined pre-construction and construction services estimate of \$7.8 million. PP&R rated the project estimate confidence level as Low at that time. On February 9, 2015 five (5) proposals were received. The proposals were reviewed, evaluated, and scored by a five (5)-member evaluation committee including a member of the Minority Evaluator Program in accordance with Portland City Code 5.34. The evaluation committee selected Stacy and Witbeck, Inc as the highest scoring proposer. Pre-Construction Services Contract Number 30004692, for a sum not to exceed One Hundred Five Thousand, Four Hundred Ten Dollars (\$105,410), was entered into with Stacy and Witbeck, Inc, effective June 8, 2015.

Stacy and Witbeck, Inc and their subcontractors at all tiers have made a commitment of \$1,372,051 in utilization of certified disadvantaged, minority, women and emerging small business (DMWESB) subcontractors, material suppliers and manufacturers on this project; which represents 22% of the hard construction cost. Stacy and Witbeck, Inc has agreed to implement the Community Benefits Plan requirements. The Community Benefits Plan from Stacy and Witbeck, Inc is attached as Exhibit B to this Report.

Stacy and Witbeck, Inc has a current City of Portland Business Tax Registration and their

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### *An Equal Opportunity Employer*

*To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.*

EEO Certification. The company is located in Portland, Oregon, and is not a State Certified M/W/ESB Contractor. Stacy and Witbeck, Inc is in Full Compliance with the Equal Benefits Program.

The Chief Procurement Officer recommends award, of a CMCG contract to Stacy and Witbeck, Inc for construction of the Beech Park Project in the amount of \$8,401,596, as stated in the Guaranteed Maximum Price (GMP) agreement, which is attached to this report.

The Beech Park Project will be funded through PP&R's System Development Charges ("SDC") in order to move forward with design and construction.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount be furnished by the Contractor.

It is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final contract amount be furnished by the Contractor before final payment is released.

Recommended by:

*Christine Moody - [Signature]*  
Christine Moody  
Chief Procurement Officer  
CM:veh

Agenda No.  
**REPORT**  
Title

Accept Guaranteed Maximum Price of \$8,401,596 from Stacy and Witbeck, Inc., for the construction of the Beech Park Project (Procurement Report - RFP No. 117317)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Hales</b></p>	<p>CLERK USE: DATE FILED <u>JUN 21 2016</u></p>
<p><b>COMMISSIONER APPROVAL</b> <i>[Signature]</i> Mayor—Finance and Administration - Hales</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p>
<p>Position 1/Utilities - Fritz</p>	<p>By: <u><i>[Signature]</i></u> Deputy</p>
<p>Position 2/Works - Fish</p>	
<p>Position 3/Affairs - Saltzman</p>	
<p>Position 4/Safety - Novick</p>	
<p><b>BUREAU APPROVAL</b> Bureau: Procurement Services Bureau Head: Christine Moody <i>[Signature]</i></p>	<p><b>ACTION TAKEN:</b>  JUN 29 2016 <b>ACCEPTED PREPARE CONTRACT</b></p>
<p>Prepared by: Valentine Hellman Date Prepared: May 26, 2016</p>	
<p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p><b>City Auditor Office Approval:</b> required for Code Ordinances</p>	
<p><b>City Attorney Approval:</b> required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date June 29, 2016</p>	

<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____</p> <p><b>Total amount of time needed:</b> (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/> <b>Total amount of time needed: 10 min</b> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	_____	
4. Novick	4. Novick	✓	
Hales	Hales	✓	