

## ORDINANCE No. 187873

\*Authorize a three-year lease with SKBERGS 1, LLC for additional office space for Bureau of Development Services at 2020 SW 4<sup>th</sup> Ave, Suite 190 commonly known as the CH2M Center for approximately \$415,000 per year (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Bureau of Development Services (“BDS”) is experiencing an unprecedented growth in terms of workload and staffing and the current location at 1900 SW Fourth Avenue, Portland, Oregon, and commonly known as the 1900 Building, is a City co-owned property with Portland State University and is at full capacity.
2. BDS needs to locate as close to 1900 Building as possible because of the close working relationships between these teams and the rest of the bureau. Therefore, BDS desires to lease 13,872 square feet from SKBERGS 1, LLC (“SKB”) located in certain space at 2020 SW 4<sup>th</sup> Avenue., Suite 190, Portland, Oregon, and commonly known as the CH2M Center - a LEED Gold Certified building.
3. The 2016-2017 annual lease cost is approximately \$415,000. Annual increases over the remaining term of the new lease are approximately 3%. Funds are available to cover the new lease agreement and are included in the BDS's five year financial forecast.
4. Pursuant to Resolution #37017 “Reaffirming the City’s Interest to Maximize Investment in City-Owned Facilities and Directing the Office of Management and Finance to Fully Implement ADM” 13.01, the Bureau of Internal Business Services (“BIBS”) is working with bureaus to fully implement ADM 13.01 and ART 3.01 by bringing City operations back into City-owned facilities when possible.
5. BIBS and BDS have strategically assessed the space need against availability of space in existing City-owned facilities in the downtown Central Business District. There are no viable options within City-owned facilities to provide sufficient space to accommodate the additional space needs.
6. Financial impact is on average approximately \$415,000 per year.

NOW, THEREFORE, the Council directs:

- a. The Director of the Bureau of Internal Business Services or his designee is authorized to execute documents as necessary, once approved as to form by the City Attorney, for the lease at 2020 SW Fourth Avenue for a three-year period through not later than October 31, 2019.

Section 2. The Council declares that an emergency exists in order that this lease agreement may occur without delay; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: JUL 06 2016

Commissioner Dan Saltzman

Prepared by: Deborah Sievert Morris

Date Prepared: 6/24/16

**Mary Hull-Caballero**

Auditor of the City of Portland

By

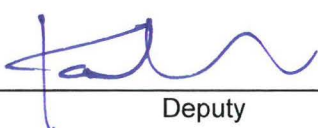


Deputy

Agenda No. **187873**  
**Ordinance NO.**  
 Title

for Bureau of Development Services  
 4th

\*Authorize a three-year lease extension with SKBERGS 1, LLC, for certain space at 2020 SW Fourth Avenue, Suite 190, Portland, Oregon, commonly known as the CH2M Center through not later than October 31, 2019, for approximately \$415,000 per year (Ordinance) (additional office)

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Charlie Hales</b>	CLERK USE: DATE FILED <b>JUN 28 2016</b>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration - Hales	Mary Hull Caballero Auditor of the City of Portland
Position 1/Utilities - Fritz	By:  Deputy
Position 2/Works - Fish	<b>ACTION TAKEN:</b>
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick	
<b>BUREAU APPROVAL</b> Bureau: Fred Miller, CAO Bureau Head: Bryant Engle, Director	
Prepared by: P. Goble Date Prepared: June 27, 2016	
<b>Impact Statement</b> Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
<b>Portland Policy Document</b> 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	
Council Meeting Date <b>July 6, 2016</b>	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
<b>TIME CERTAIN</b> <input type="checkbox"/> <b>Start time:</b> _____ <b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)		YEAS	NAYS
<b>CONSENT</b> <input checked="" type="checkbox"/>	1. Fritz	✓	
<b>REGULAR</b> <input type="checkbox"/>	2. Fish	✓	
<b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)	3. Saltzman	✓	
	4. Novick	✓	
	Hales	✓	