

IMPACT STATEMENT

Legislation title: Approve findings to authorize an exemption to the competitive bidding requirements and authorize a competitive solicitation for the use of the alternative contracting method of Construction Manager/General Contractor ("CM/GC") and authorize payment for construction, all in connection with the 10th & Yamhill SmartPark Garage Renovation for an estimated amount of \$14,000,000

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CM

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Presenter name: Christine Moody, Chief Procurement Officer

Purpose of proposed legislation and background information:

The 10th & Yamhill SmartPark Garage (Garage) is a seven-story building with 27,000 square feet of leasable retail space at or near the ground level with 799 parking spaces on floors two through seven. Levels one through four consist of concrete framing and levels five through seven change to steel framing. The lateral force resisting system consists of concrete shear walls.

As part of the City's SmartPark Garage System, the 10th & Yamhill Garage lends vital support to the downtown retail core by providing short-term parking at affordable rates to customers of nearby office, retail, and restaurant businesses. Since 2001, a series of planning documents were drafted and redevelopment scenarios pursued—all of which included re-positioning the Garage to be a catalyst for development, strengthening the City's retail core, and responding to residents' and business owners' concerns regarding the vitality of the area.

Under PBOT's management, it was determined that the Garage requires a number of improvements beyond what could be considered standard maintenance and upkeep activities. Critical issues have now come to the forefront and must be addressed. The project will keep the structure and address issues structural stability, the building operational systems, ADA compliance, and interior and exterior of the first floor retail space.

Using a CM/GC contracting method would support successful completion of the Project in the most efficient and cost-effective manner to achieve PBOT goals. This ordinance allows the City to pursue an alternative contracting method. Once approval is granted a separate Request for Proposal (RFP) process will occur to select the most qualified contractor to participate in the design phase of the project as well as construct the improvements identified. A final price or Guaranteed Maximum Price (GMP) will be developed and brought to City Council for approval prior to construction activities starting.

Financial and budgetary impacts:

The project construction is estimated to be \$14 million. The design process has not started so there is a Low Confidence Level Rating.

Costs will be incurred during FY 2016/17 - FY 2019/20. The source of funding is PBOT SmartPark revenue, PDC Tax Increment Financing and Debt Financing. The Garage is more than 30 years old and requires a series of operational and safety improvements

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

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

Community impacts and community involvement:

This exemption ordinance is the first step necessary to move forward with an alternative solicitation process. Once an ordinance is approved staff will develop a scope of work and a Request for Proposals for the project. A selection committee will evaluate all proposals received to determine the most qualified firm to provide preconstruction and construction services.

The preconstruction services phase of the contract will provide opportunities for the contractor to provide critical input on the construction plans, phasing and methods to reduce construction costs as well as minimize impacts to both garage users and transit users as MAX Trains and Streetcar lines encompass three sides of the building.

There will opportunities for the community to review project information and provide input during the design phase of the project. Because of the potential impact to the public, PBOT staff are preparing an information and communication plan to ensure the community understands the project and is well informed of the schedule and what the public can expect during construction.

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