

IMPACT STATEMENT

Legislation title: *Authorize a competitive solicitation and contract with the lowest responsive and responsible bidder for construction of the Mt Scott Community Center Heating, Ventilation, and Air Conditioning (HVAC) Replacement and Direct Digital Control (DDC) Upgrade Project (Ordinance).

Contact name: Gerry Verhoef

Contact phone: 503-823-1607

Presenter name: Gerry Verhoef, Project Manager

Purpose of proposed legislation and background information: Council approval is required to approve construction contracts with a value over \$500,000. Approval of this action will authorize the Chief Procurement Officer to proceed with awarding a contract for construction of improvements at Mt. Scott Community Center, 5530 SE 72nd Ave.

This work was identified as a project funded as one-time allocation for Fiscal Year 2015/2016. The Community Center's HVAC system is past its useful life, is inefficient, and requires continuous and costly upkeep. The DDC program is unreliable, no longer supported for repairs, and impacts maintenance staff availability to respond to other facility needs. These repairs will provide increased energy efficiency, improve user comfort, and decrease time impacts on maintenance staff.

Financial and budgetary impacts: The construction cost estimate for the project was provided by MFIA Inc., Consulting Engineers and is approximately \$534,826; the DDC replacement cost estimated by Clima-Tech Corporation is approximately \$46,699; total construction costs are estimated to be \$581,525. Portland Parks & Recreation's confidence level in the cost estimate is medium due to the high market demand for commercial construction services. Costs will be incurred during FY 2016, and the funding source is already allocated one-time General Fund with approximately 20% being paid through SDC funds.

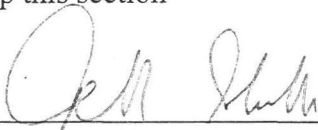
Community impacts and community involvement:

A goal of the project is to complete construction within a short timeframe to minimize the impacts on the Community Center users. The Community Center will be open to the public throughout construction, and the contractor will coordinate closely with the Community Center director throughout that period to ensure a safe and accessible site. The public will be informed about any construction impacts. The community and Community Center users will see a benefit from this work in enhanced and expanded programming, especially those with limited physical ability and age-specific persons.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES: Please complete the information below.
 NO: Skip this section



9/6/16

PP&R Finance Manager Approval, Jeff Shaffer

Date

REFERRED TO COMMISSIONER OF
PUBLIC UTILITIES

ORDINANCE No. _____

*Authorize a competitive solicitation and contract with the lowest responsive and responsible bidder for construction of the Mt Scott Community Center Heating, Ventilation and Air Conditioning Replacement and Direct Digital Control Upgrade Project for an estimated \$581,525 (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 Mt. Scott Community Center is in urgent need of HVAC replacement and Direct Digital Control (DDC) upgrades. The HVAC system is more than twenty years past its life cycle and the current DDC programming is no longer supported.
3. PP&R seeks Council's authorization for Procurement Services to issue a competitive solicitation and execute a contract for the construction of the Mt Scott Community Center HVAC Replacement and DDC Upgrade Project.
4. The improvements that will be constructed under this contract will resolve numerous maintenance issues that have been outstanding for several years. The inefficient HVAC system demands continuous repairs, and the current DDC programming requires continuous on-site inspections by maintenance staff to troubleshoot programming errors and issues. PP&R intends to replace the HVAC system and the DDC programming to improve the building's energy efficiency, to reduce maintenance and operating costs, and to provide a more comfortable environment for community users. The new HVAC system will also provide PP&R the opportunity to expand its recreational programs being offered through the Community Center.
5. The HVAC construction cost estimated provided by MFIA Inc., Consulting Engineers is approximately \$534,826, and the DDC replacement cost estimated by Clima-Tech Corporation is approximately \$46,699. Total construction costs are estimated to be \$581,525.
6. PP&R's confidence level in the cost estimate is medium due to the high market demand for commercial construction services.
7. Funding for this project is being provided primarily by the General Fund and is included in the PP&R FY 15/16 budget, with approximately 20% of the costs being paid through SDC funds.

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 Mt Scott Community Center Heating, Ventilation, and Air Conditioning (HVAC) Replacement and Direct Digital Control (DDC) Upgrade 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. Therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council:

Commissioner: Amanda Fritz
Prepared by: Gerry Verhoef
Date Prepared: August 23, 2016

Mary Hull Caballero
Auditor of the City of Portland
By
Deputy

Agenda No.
ORDINANCE NO.

Title

*Authorize a competitive solicitation and contract with the lowest responsive and responsible bidder for construction of the Mt Scott Community Center Heating, Ventilation, and Air Conditioning (HVAC) Replacement and Direct Digital Control (DDC) Upgrade Project (Ordinance).

for an estimated \$581,525

<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Fritz</p>	<p>CLERK USE: DATE FILED <u>SEP 13 2016</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz <i>Amanda Fritz</i></p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p>
<p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: PP&R Bureau Head: Mike Abbate <i>Mike Abbate</i></p> <p>Prepared by: Gerry Verhoef Date Prepared: August 23, 2016</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter</p> <p>Council Meeting Date 9/21/2016</p>	<p>ACTION TAKEN:</p> <p>SEP 21 2016 REFERRED TO COMMISSIONER OF PUBLIC UTILITIES</p>

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
		YEAS	NAYS
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>	1. Fritz	1. Fritz	
<p>CONSENT <input type="checkbox"/></p>	2. Fish	2. Fish	
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 5 min (for presentation, testimony and discussion)</p>	3. Saltzman	3. Saltzman	
	4. Novick	4. Novick	
	Hales	Hales	