



PORTLAND PARKS & RECREATION™

Healthy Parks, Healthy Portland

North Portland Aquatic Center

08.16.23





PORTLAND PARKS & RECREATIONSM

Healthy Parks, Healthy Portland

Approve findings to authorize an exemption to the competitive bidding requirements; authorize the use of the alternative contracting method of Construction Manager/General Contractor (“CM/GC”) in connection with the North Portland Aquatic Center Project; and authorize payment for construction of the North Portland Aquatic Center (Ordinance)





Project Schedule

- **PHASE I:** Project set up, Communications Plan, Community Engagement Plan, and Summer Engagement Strategies. *Complete*
- **PHASE II:** Site Selection, Programming, Schematic Design and Land Use Permitting: October 2022 – December 2023. *In Process.* 
- **PHASE III:** Design Development, Construction Documents, and Permitting: 2024 – 2027
- **PHASE IV:** CM/GC construction: 2027- 2029. Completion targeted in 2029



What is the Construction Manager/General Contractor (CM/GC) Contracting Method?

- The CM/GC delivery method leverages the combined skills of an integrated multi-discipline team to control time, provide cost effective solutions and to ensure high project quality.
- Oregon law (ORS 279C.300) allows exemption from the low-bid procurement requirement if required findings provided in an exemption order are approved (ORS 279C.335).
- The CM/GC method still requires a competitive bid process but allows the City to include more consideration in the review of bid proposals than simply price.





Alternative contracting method of Construction Manager/General Contractor

- No favoritism, no diminished competition;
- Cost containment and best value accrued;
- Contractor can provide input during design, development and construction processes to the City and the design team;
- Opportunities for Service-Disabled Veterans Business Enterprises, Disadvantaged, Minority, Women, and Emerging Small Business minority-owned businesses in the contracting community.





Approve findings to authorize an exemption to the competitive bidding requirements; authorize the use of the alternative contracting method of Construction Manager/General Contractor (“CM/GC”) in connection with the North Portland Aquatic Center Project; and authorize payment for construction of the North Portland Aquatic Center (Ordinance)





PORTLAND PARKS & RECREATION™

Healthy Parks, Healthy Portland

Questions?

