

***Approve findings to authorize an exemption to the competitive bidding requirements and authorize a competitive solicitation for the use of the alternative contracting method Negotiated Request for Proposals for construction of the NW Park Avenue & Johnson/Kearney Streets LID, project No. C-10069.**



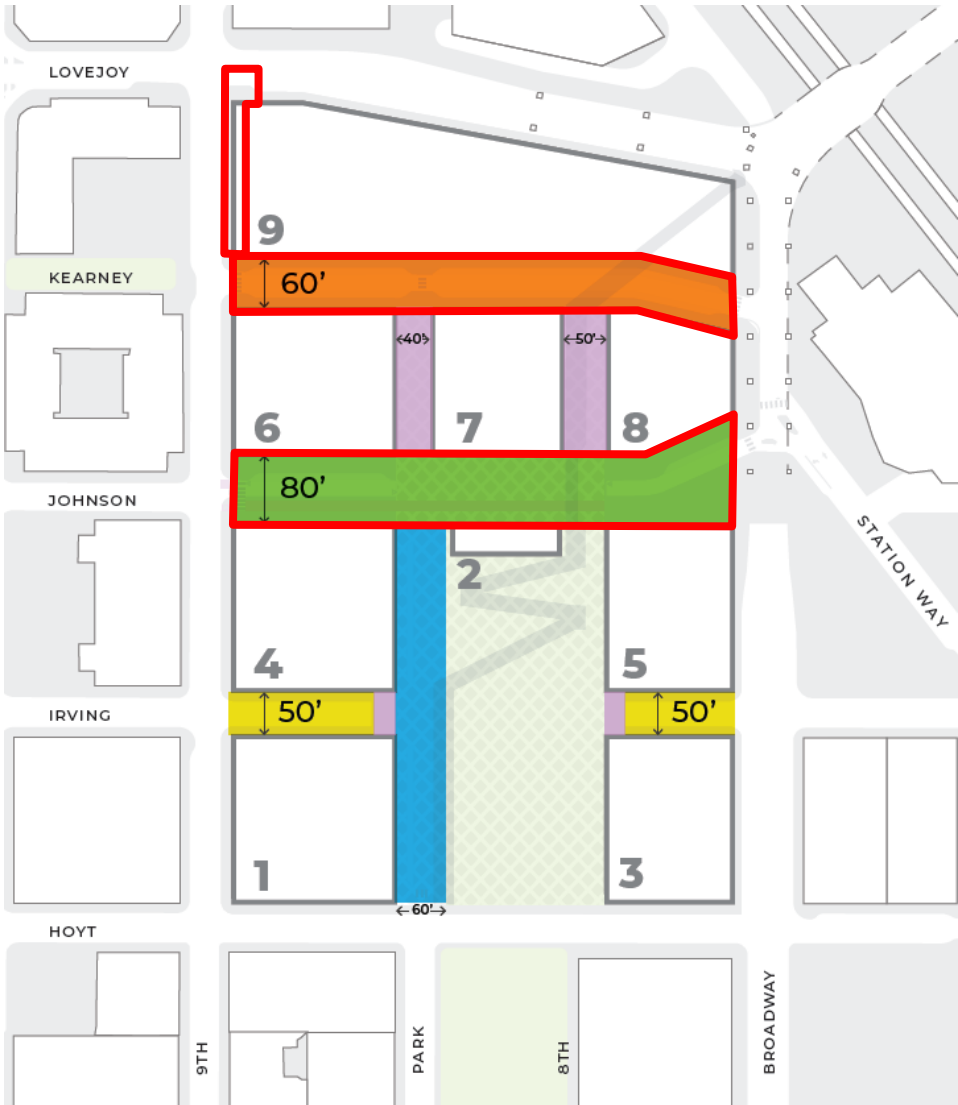
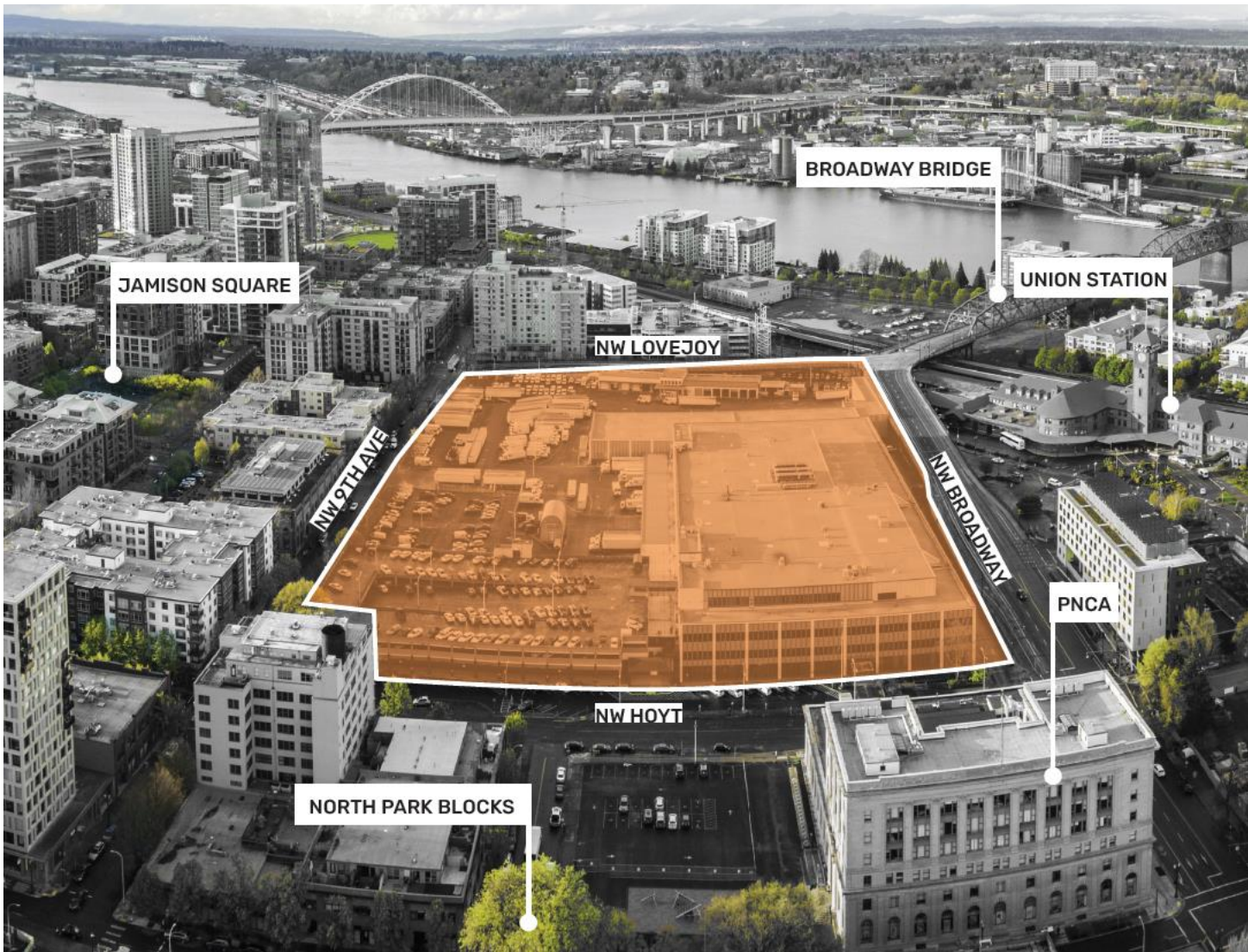
City Council • Item 225 • March 13, 2024



PBOT
PORTLAND BUREAU OF TRANSPORTATION



NW Johnson & Kearney Street Extensions at USPS Site

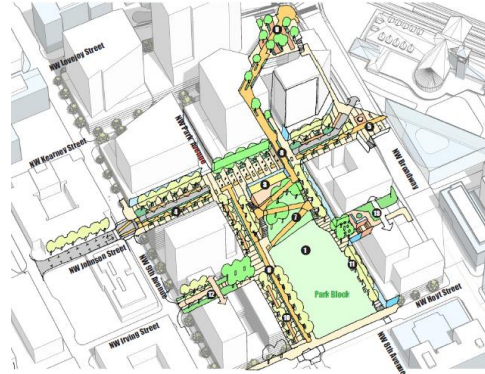


Public-Private Partnership



Prosper Portland

- Site Acquisition & Preparation
- Vision & Master Plan
- Infrastructure Investment
- Community Benefit Negotiations & Delivery
- Private Development Transactions



City of Portland

- Master Plan Approval
- Infrastructure Investment, Contracting & Ownership; Community Benefit Delivery
- Debt Financing
- Affordable Housing Development Rights & Investment

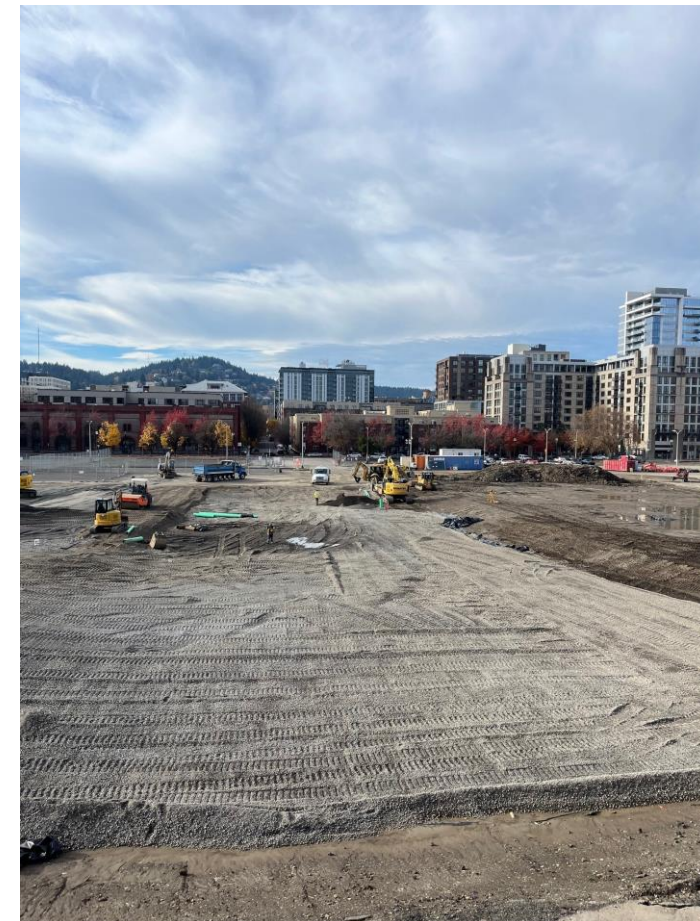


Vertical Developers

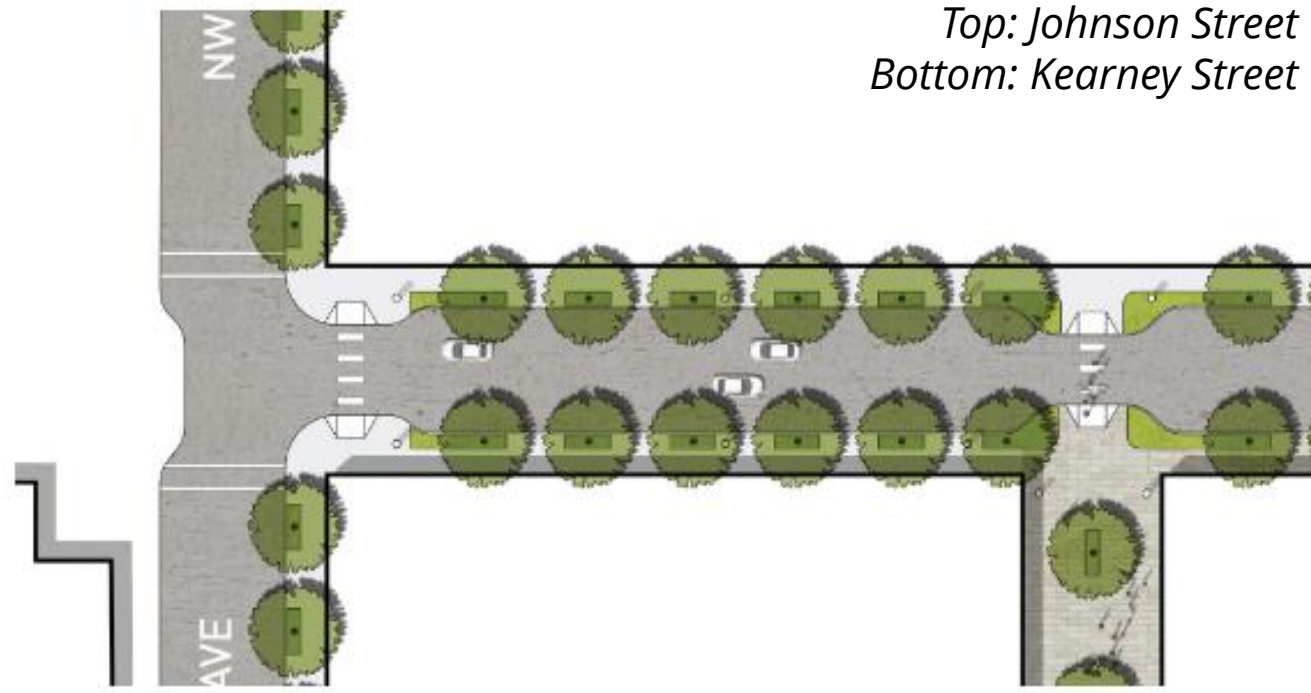
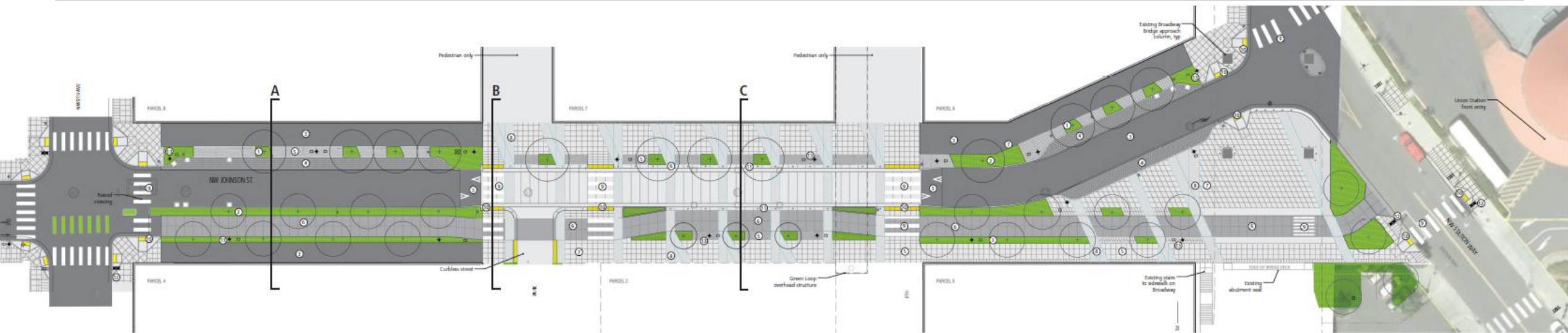
- Market-rate Development (Prosper)
 - Inclusionary Housing
 - Infrastructure Investment
 - Community Benefits Delivery
- Affordable Housing Development (PHB)
 - Infrastructure Investment
 - Community Benefits Delivery

NW Johnson & Kearney Street Extensions at USPS Site

- Unlocks 70% of USPS site development potential
- Site expected to accommodate:
 - ✓ 4,000 – 8,800 jobs
 - ✓ 1,800 – 2,400 new households
 - ✓ 720 units of affordable housing



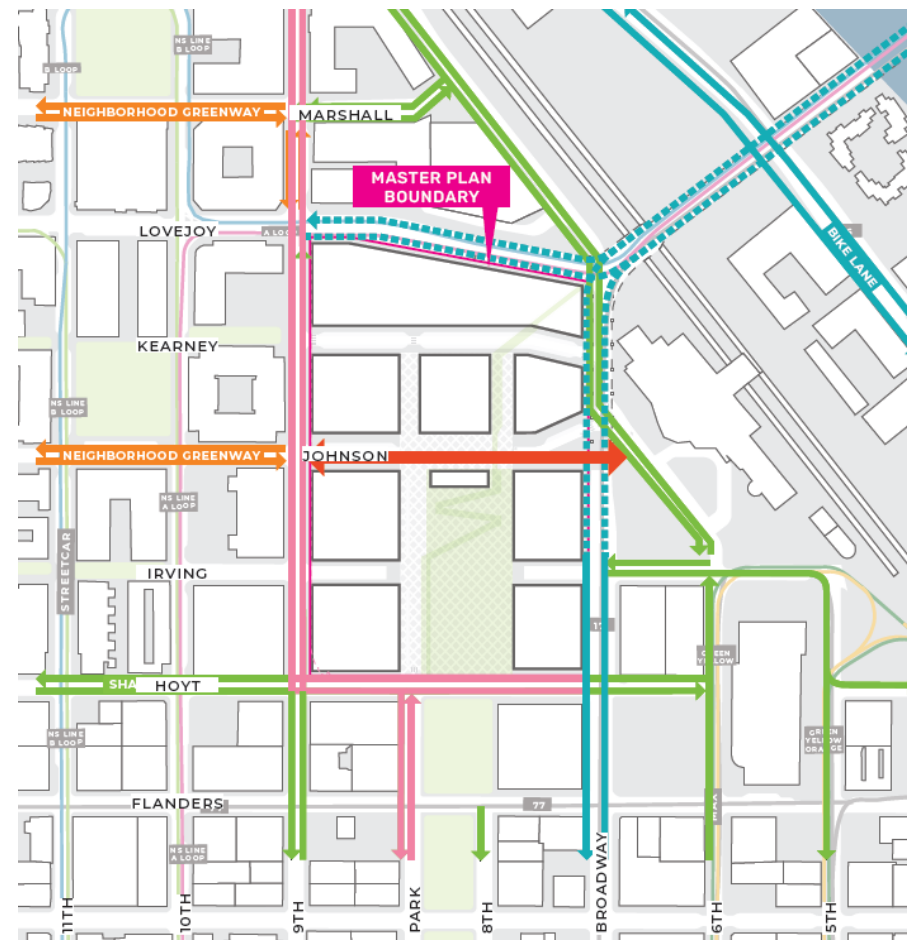
NW Johnson and NW Kearney



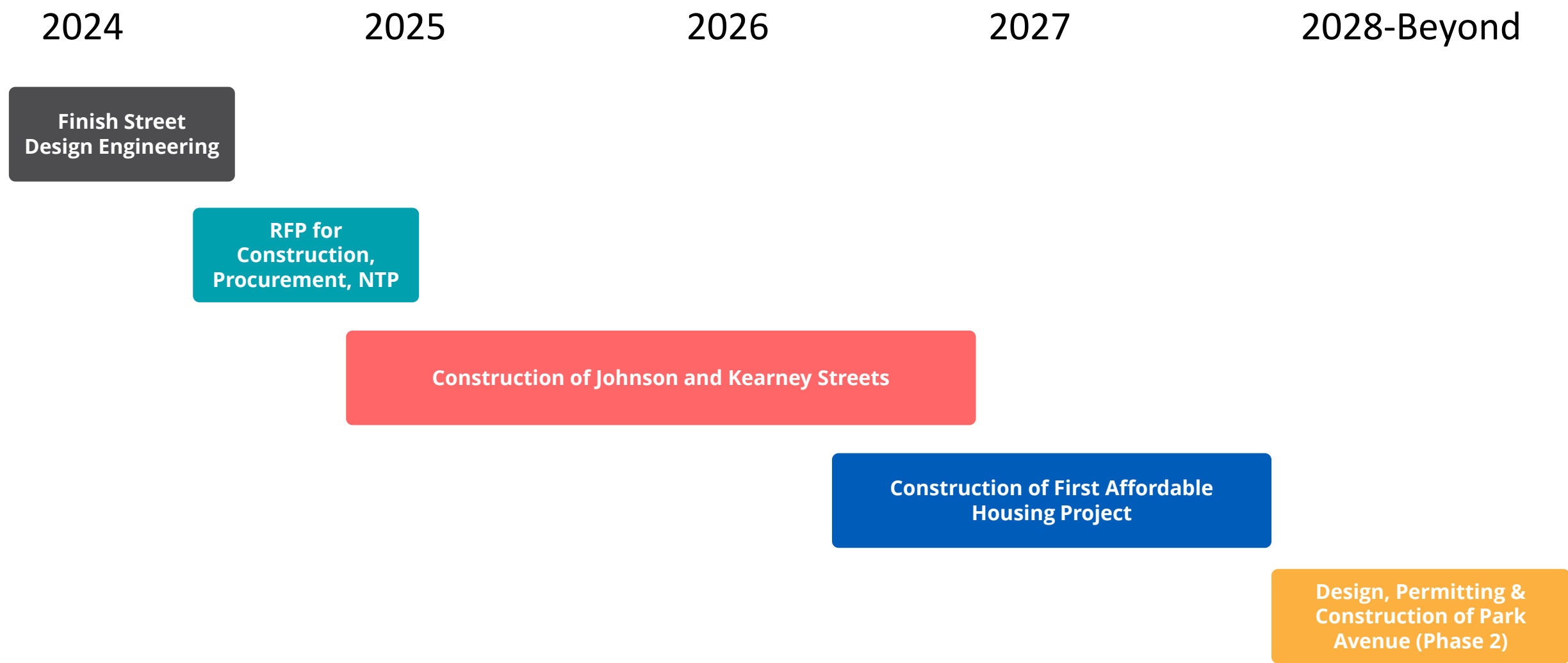
Top: Johnson Street
Bottom: Kearney Street

Project Cost and Funding

- Construction of Johnson/Kearney estimated to cost between \$15-18M
- Funding sources: local SDCs, LID, and (potentially) state funds
- Future project phase will construct Park Ave

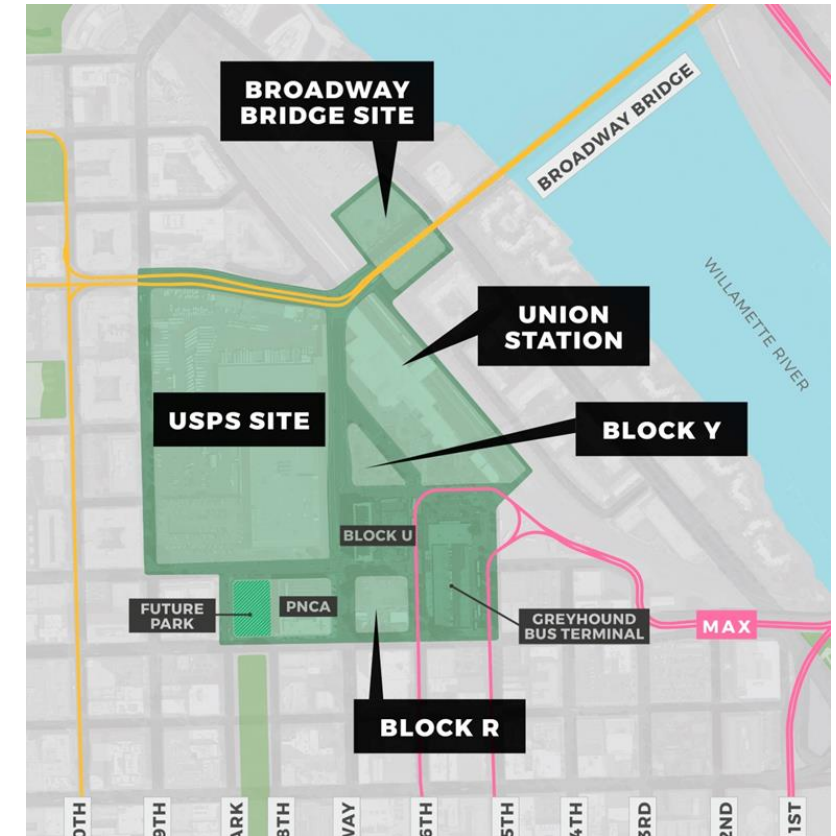


Project Schedule Moving Forward



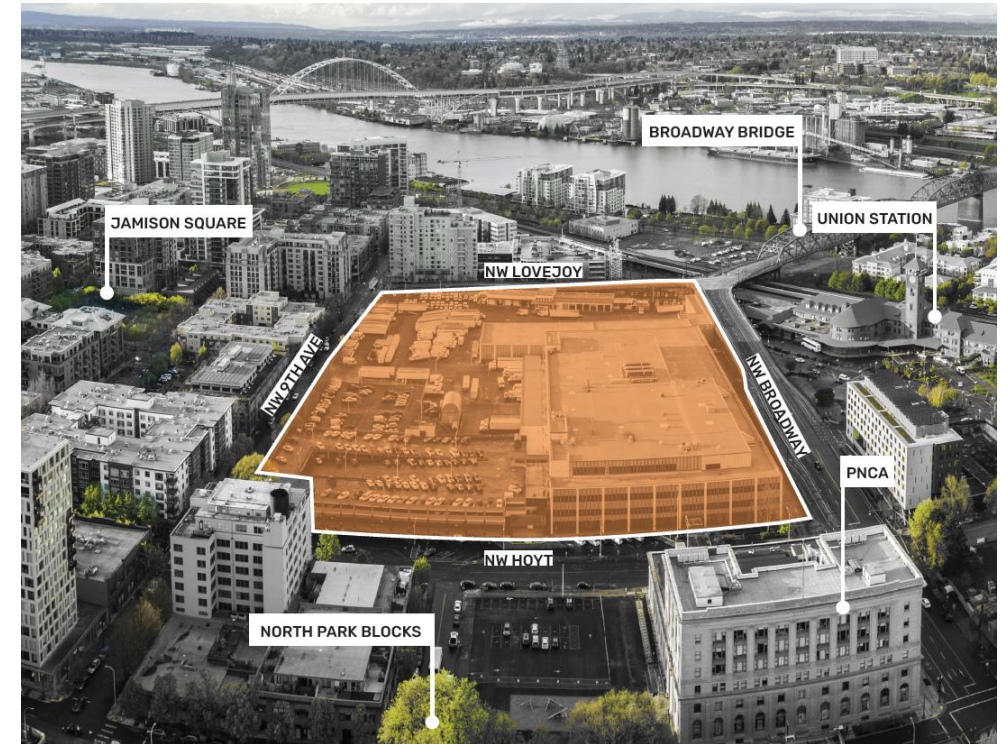
Alternative Contracting

- Project team considered 4 delivery options:
 - Design-bid-build (“low bid”)
 - Design-Build
 - Construction Manager / General Contractor (CM/GC)
 - Negotiated RFP
- Negotiated RFP Benefits:
 - The City can evaluate proposals for:
 - Project approach, team and schedule
 - Workforce diversity commitments
 - Subcontracting Plan



Recommendation

- Accept the findings
- Authorize the project's exemption from competitive bidding
- Authorize a competitive solicitation for the Negotiated RFP contracting
- Relatedly, approve an IGA with Multnomah County for coordination during construction



Thank You / Questions / Comments

