



# CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE

**Charlie Hales, Mayor**  
**Fred Miller, Chief Administrative Officer**  
**Ken Rust, Director, Bureau of Revenue & Financial Services**

**Christine Moody**  
**Chief Procurement Officer**  
**Procurement Services**  
1120 S.W. Fifth Avenue, Rm. 750  
Portland, Oregon 97204-1912  
(503) 823-5047  
FAX (503) 823-6865  
TTY (503) 823-6868

## REGULAR CALENDAR

June 1, 2016

### TO THE COUNCIL:

Portland Parks & Recreation (PP&R) in partnering with Portland Development Commission (PDC) is in the position to provide a new urban plaza and neighborhood park to the park-deficient East side neighborhoods of Hazelwood, Mill Park, and Woodland Park and serve as a catalyst for commercial development to promote revitalization of the Gateway Regional Center.

The Project is a result of an ongoing, City-led effort to transform the Gateway District into a Regional Center as described in the 2040 Framework Plan, the Outer Southeast Community Plan, the Opportunity Gateway Concept Plan, and the Gateway Regional Center Urban Renewal Plan.

In 2008, PP&R and PDC purchased three adjoining properties totaling 4.2 acres (collectively, the "Property"). Based on community input and previous planning efforts it was determined that a portion of the now vacant Property should become a three acre urban plaza and neighborhood park and one-acre of complementary mixed-use development. Working with the community, in 2010 PP&R created a master plan (the "Plan") for the Property to guide future developments which was adopted by City Council in March 2011.

Ordinance Number 186851 passed by Council on October 15, 2014 authorized Procurement Services to use an alternative contracting method to select a Construction Manager/General Contractor (CM/GC) for the Gateway Park Project. The Chief Procurement Officer advertised Request for Proposals (RFP) Number 117318 on February 18, 2015, for pre-construction services and construction of the Gateway Park Project with a combined pre-construction and construction services estimate of \$5,100,000.00. PP&R rated the project estimate confidence level as Low at that time. On March 24, 2015 five (5) proposals were received. The proposals were reviewed, evaluated, and scored by an eight (8)-member evaluation committee. The evaluation committee consisted of representatives from PP&R, PDC, Rose Community Development and two members from the Minority Evaluator Program. The evaluation committee selected R&R General Contractors, Inc. as the highest scoring proposer. Pre-Construction Services Contract Number 30004733, for a sum not to exceed Six Hundred and Twenty Thousand Dollars (\$620,000.00) which included early site work preparation, was entered into with R&R General Contractors, Inc., effective July 8, 2015.

---

*An Equal Opportunity Employer*

*To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.*

R&R General Contractors, Inc. and their subcontractors at all tiers have made a commitment of \$1,212,000.00 in utilization of certified disadvantaged, minority, women and emerging small business (DMWESB) subcontractors, material suppliers and manufacturers on this project; which represents 25% of the hard construction costs of the project. R&R General Contractors, Inc. has agreed to implement the Community Benefits Plan requirements. The Community Benefits Plan from R&R General Contractors, Inc. is attached as Exhibit B to this Report.

R&R General Contractors, Inc. has a current City of Portland Business Tax Registration and their EEO Certification. The company is located in Salem, Oregon and is a State Certified MBE Contractor. R&R General Contractors, Inc. is in Full Compliance with the Equal Benefits Program.

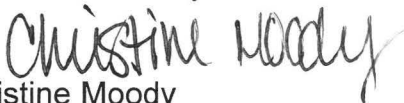
The Chief Procurement Officer recommends award, of a CM/CG contract to R&R General Contractors, Inc. for construction of the Gateway Park Project in the amount of \$4,901,284.40, as stated in the Guaranteed Maximum Price (GMP) Exhibit A, which is attached to this report.

The Gateway Park Project will be funded through PP&R's Systems Development Fund through FY 16/17.

It is further recommended that a Performance Bond and a Payment Bond each in the amount of 100% of the contract amount be furnished by the Contractor.

It is also recommended that a two (2) year Maintenance/Warranty Bond for 20% of the final contract amount be furnished by the Contractor before final payment is released.

Recommended by:



Christine Moody  
Chief Procurement Officer  
CM:kdm

Agenda No.  
**REPORT**  
Title

Accept Guaranteed Maximum Price of \$4,901,284.40 from R&R General Contractors, Inc. for the construction of the Gateway Park Project (Procurement Report - RFP No. 117318)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Hales</b></p>	<p>CLERK USE: DATE FILED <u>MAY 24 2016</u></p>
<p><b>COMMISSIONER APPROVAL</b> Mayor—Finance and Administration - Hales <i>[Signature]</i></p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p><b>ACTION TAKEN:</b> JUN 01 2016 <b>ACCEPTED</b> PREPARE CONTRACT</p>
<p>Position 1/Utilities - Fritz</p>	
<p>Position 2/Works - Fish</p>	
<p>Position 3/Affairs - Saltzman</p>	
<p>Position 4/Safety - Novick</p>	
<p><b>BUREAU APPROVAL</b> Bureau: Procurement Services Bureau Head: Christine Moody <i>[Signature]</i></p>	
<p>Prepared by: Kelly Davis-McKernan Date Prepared: May 11, 2016</p>	
<p>Impact Statement Completed <input type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p><b>City Auditor Office Approval:</b> required for Code Ordinances</p>	
<p><b>City Attorney Approval:</b> required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date <b>June 1, 2016</b></p>	

<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____</p> <p><b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/> <b>Total amount of time needed: 10 min</b> (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	—	
4. Novick	4. Novick	—	
Hales	Hales	✓	