



CITY OF PORTLAND
OFFICE OF MANAGEMENT AND FINANCE

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Date: December 15, 2015

To: Fred Miller, Chief Administrative Officer, Office of Management and Finance

From: Jamie Waltz, Strategic Planning and Development Manager, Facility Services

CC: Bryant Enge, Director, Bureau of Internal Business Services

Bob Kieta, Division Manager, Facility Services

RE: Summary of the December 8, 2015, Portland Building Reconstruction Advisory Committee Meeting

Committee Members: Bob Ball, André Baugh*, Ralph DiNola, Carl Farrington, Javier Fernandez*, Janice Marquis, Cindy Nichol*, Roger Roper*, Alysa Rose, Bing Sheldon, John Russell*, Tom Walsh*

** Indicates those not in attendance.*

The Advisory Committee discussed the following items:

1. Community Benefits

In October, Council agreed to allocate 1% of hard construction costs for community opportunities and enhancements and to develop recommendations for implementation. OMF is in the process of identifying what community benefits means to the different groups that are interested in community benefits.

Staff will meet with the Anti-Displacement Coalition, which is a group that has been advocating to include “community benefits agreements” as a requirement in the City’s Comprehensive Plan (along with other policies). Some of the desired outcomes cited are affordable housing, long term employment opportunities for low income residents and people of color, green features in design, as well as other social justice and environmental justice goals. Many of these are consistent with the City’s social equity in contracting policies and the goals of the modified CBAs used on two Water Bureau projects and the Community Benefit Plans used for two Parks projects. The modified CBAs and the CBPs have used their “1%” contributions to provide grant funding for technical assistance, apprenticeship programs, outreach and education and for compliance activities related to MWESB participation in contracting. Others goals described in Comprehensive Plan materials go beyond the scope of a construction contract, but are still consistent with broader City goals. We may be able to address some of the broader community interests through design and programming decisions.

We are in the process of meeting with stakeholder groups to identify desired outcomes. This will allow us to then develop the proposal for how to use the 1% that Council authorized. We will also identify various strategies for how the Portland Building Reconstruction Project can advance community goals and interests.

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2. Owner's Representative Contract

The notice of intent to award went out to DAY CPM for Owner's Representative and Public Outreach Services. Contract negotiations will begin on the 10th of December. Approval for awarding the contract is anticipated to go to Council in late January.

3. Historic Landmarks Commission

Kristin Wells gave a presentation to the AIA's Historic Resource Committee on December 2nd. The committee provided suggestions on the presentation and some approaches we should include in the upcoming presentation to the Historic Landmarks Commission. They stated that the windows (frames and glazing), changes to the 4th Ave façade, and changes to the loggia might be the biggest issues. They also gave insight into what to expect from the Historic Landmarks Commission.

On December 14th*, we will have our first Design Advice Review (DAR) meeting with the Commission. We are the last agenda item and are estimated to be presenting around 5pm. Our approach is to engage the commission early and often through the process. The intent of this meeting is to make the connection with them and start conversations to get an understanding of what they are most concerned about regarding protecting the historic integrity of the building.

We have also reached out to SHPO. SHPO can give input and recommendations on the design and will hopefully provide support for the project. However, they do not technically have jurisdiction to require anything of the project.

* Update: The presentation was postponed by the Historic Landmarks Commission due to time constraints. We will return in January for the presentation.

4. Progressive Design-Build- Relocate (DBR) contract

Any contracting method other than Design-Bid-Build requires an exemption from Council and we will be going to council for that exemption request early next year, prior to releasing the DBR solicitation. Staff are also working on developing the contracting templates for this approach. An outreach event for the RFP will be held early next year.

It was suggested that clear timelines for decision making on key elements be stated in the RFP and adhered to after the contract approval. For example, the decision on whether staff can remain in the building or not should be made within the first 90 days of having the full team on board. This will lead to the success of the project. The team will assess what the decision milestones will be and include those in the RFP to help ensure the project stays on track.

5. First floor vendors

Council directed OMF to come up with some options for how the City could support the three first floor vendors who will be impacted by the reconstruction. These vendors include: Café Portlandia, Galloways Sundries, and BC2 (Cookies and Bento). The vendors provided ideas such as the City purchasing their businesses for fair market value; rental rate reduction (if the building will remain occupied); or paying for relocation to a new space.

It was suggested that, if possible, we calculate the economic impact to the businesses while they are closed. It was stated that if small businesses are closed for about one month, then due to loss of revenue, many of them are not able to remain in business.

Additional ideas posed include utilizing the 1% for community benefits to help support the vendors or helping them obtain food carts.