

The Portland Building Reconstruction



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January 20, 2016



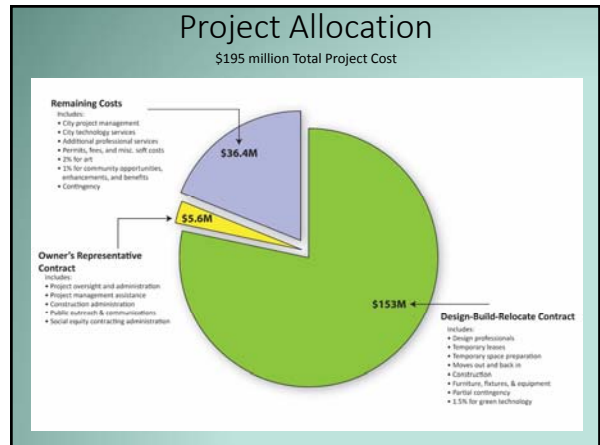
Resolution # 37158

The Council directs the Office and Management and Finance, in concert with the Owner's Representative and Public Outreach consultant, to develop a Request for Proposals and solicit bids for the reconstruction of the Portland Building for an amount not to exceed \$195,000,000 for the design, re-location, reconstruction and project management and for completion by the end of 2020.

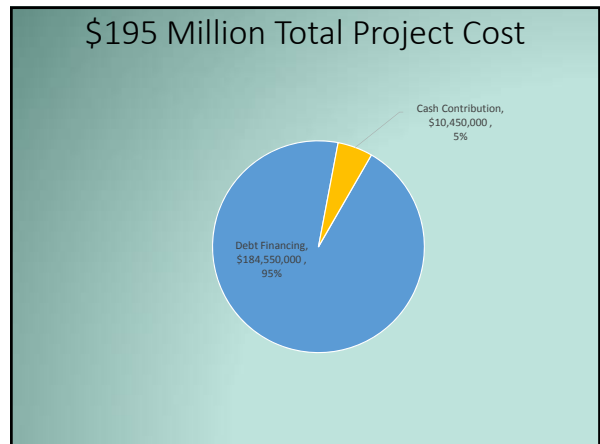
Action Requested

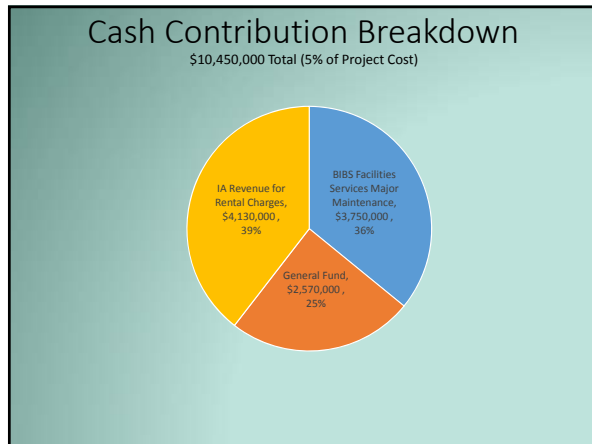
- First ordinance:**
 Approve findings to authorize an exemption to the competitive bidding requirements; authorize a competitive solicitation for use of the Progressive Design-Build Relocate alternative contracting method; and authorize payment for construction related to the Portland Building Reconstruction Project.
- Second ordinance:**
 Authorize contract with DAY CPM Services LLC for Owner's Representative and Public Outreach Services for the Portland Building Reconstruction Project for a total not-to-exceed amount of \$5,600,000.



Funding Plan

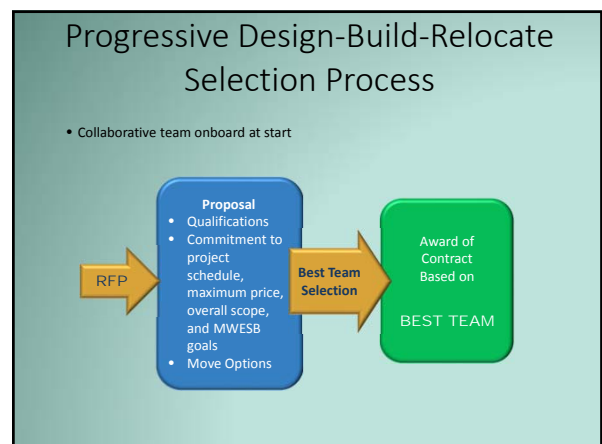
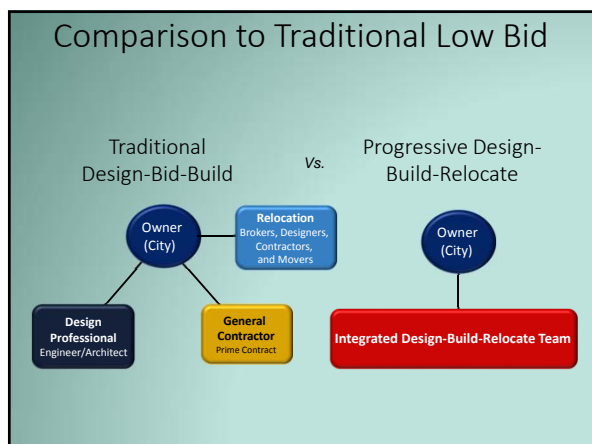
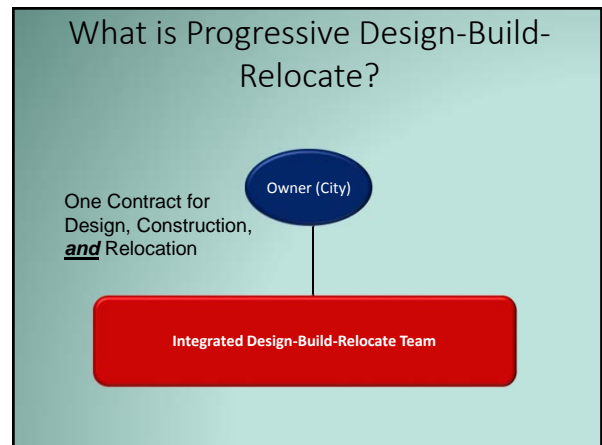
- In FY 2015-2016, Council approved \$3.75 million of BIBS Facilities Major Maintenance funds for the Portland Building Reconstruction project to begin planning work.
- In the FY 2016-2017 budget process, OMF will request \$12.8 million of funding for the Portland Building Reconstruction project. No funding is required from bureaus in FY 2016-2017.
- In future budget years, OMF will request funding for the Portland Building Reconstruction project through the budget process.

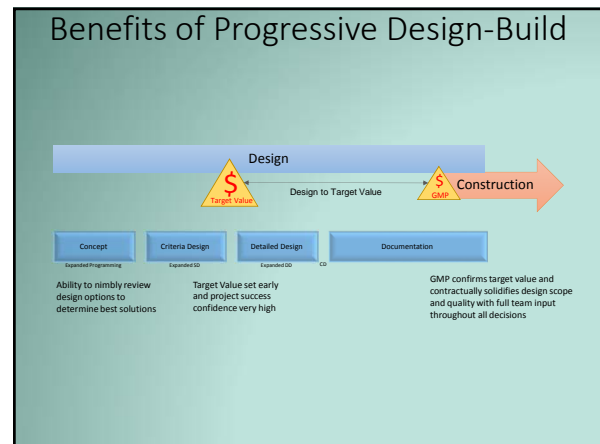
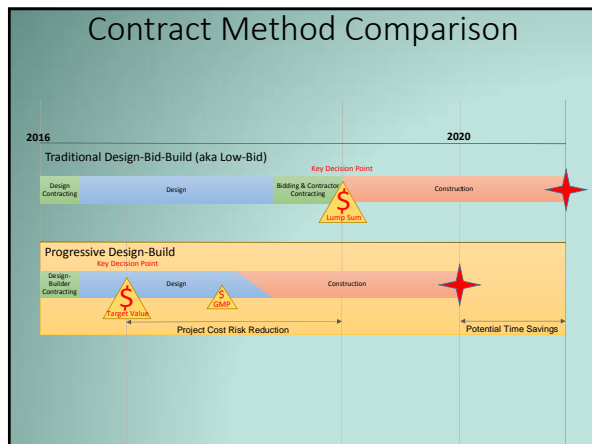




- ### MWESB Goals in Contract
- Owners representative contract includes 20% MWESB participation.
 - Public Outreach
 - Social Equity
 - Seismic/Resilience
 - LEED Consultant
 - Auditing, Cost Estimating & Energy Services
 - Move and FF&E Coordination
 - QA/QC Constructability Reviews
 - Technical Advisory
 - Owners representative contract includes Faye Burch, F.M. Burch & Associates, to assist city in developing social equity in contracting requirements and goals for the DBR contract.

- ### Public Outreach Services
- The Owner's Representative contract includes Lois Cohen, Lois D. Cohen Associates as the Public Outreach consultant. Her scope includes:
 - Developing a plan
 - Preparing informational materials
 - Facilitating public meetings
 - Reporting on input





- ### Why include relocation?
- Potential cost savings in ability to reduce lease costs.
 - Ability to consider options for keeping employees in the building during construction.
 - Clear coordination of timing and requirements for moves in and out of the building.
 - Ability to learn from and leverage the temporary moves for the betterment of the project.

- ### Meeting City MWESB Goals
- The progressive design-build-relocate RFP will include MWESB goals for design and construction work.
 - The RFP will include workforce requirements for apprentices and goals for women and persons of color.
 - Specific approaches will be developed with the help of the Owner's Representative.
 - Proposal for 1% for community opportunities, enhancements and benefits will include funding to support subcontracting and workforce goals as well as considerations for the vendors.

- ### Future Council Considerations
- Spring 2016
Report to Council proposal for 1% for Community Opportunities, Enhancements, and Benefits
 - Summer 2016
Report to Council to accept Progressive Design-Build-Relocate contract
 - 2017
Amendment to contract to accept target value and design criteria
 - 2017/2018
Amendment to contract to accept GMP and contract documents and begin construction
 - 2018-2020
Updates to council on construction progress