



Overview of Options for New Development Construction or Acquisition

Stakeholder Advisory Group

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PHB Portland Housing
Bureau

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Identified options for new construction

1. Design-Bid-Build
2. Alternative Contraction Methods (ACM)
3. New Construction – Acquisition Concept

1. Design-Bid-Build

- Default under Oregon state public contracting law
- Initial procurement for an architect
- Those drawings are used to bid the project
- The contractor is selected based on the lowest cost bid

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2. Alternative Contracting Methods

- Alternative Contracting Methods (ACM) can be used when unlikely to encourage favoritism, will result in substantial cost savings, and other benefits
- Common forms of ACM's include: Construction Manager/General Contractor Services and Design-Build
 - May factor into selection process other factors than just lowest bid
 - May allow for the additional procurement of a "Owner's Representative" who would effectively serve as a project manager for the development.
 - Helping to ensure cost containment
 - Bringing expertise in the development of particular types of affordable housing developments

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3. New Construction – Acquisition Concept

- Acquiring newly constructed unoccupied rental housing
- Would require approval by City Council to utilize this method
 - Limited duration of use
 - Limited dollar amount available from bond funds
- Benefit: New unoccupied units available more quickly than through contracting of new construction
- Would be seeking to apply same public benefits that would apply under methods, i.e. MWESB, green building, wage rates

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Questions

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DRAFT Guidelines for Development

- Transparent process
- Accessibility
- Outreach and technical assistance
- Creativity