

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6628

**AUTHORIZING AMENDMENTS TO CONTRACT #204052 WITH
PORTLAND HABILITATION CENTER, INC., FOR JANITORIAL
SERVICES INCREASING THE CONTRACT UP TO A TOTAL
AMOUNT NOT TO EXCEED \$775,000**

WHEREAS, Portland Development Commission ("Commission") as Master Tenant and the Kalberer Company as Landlord entered into a commercial lease ("Lease") dated January 24, 2001, which lease was for real property and improvements located at 222-234 Northwest Fifth Avenue and 422 Northwest Everett Street, Portland, Oregon ("Property");

WHEREAS, Commission took occupancy of the Property on September 13, 2004;

WHEREAS, the Lease requires Commission to pay all operating expenses pertaining to the Property, including "charges of independent contractors performing repairs or services to the [Property]";

WHEREAS, Commission desired a janitorial service provider for the Property once it took occupancy;

WHEREAS; because this type of services is provided by a Qualified Rehabilitation Facility ("QRF"), the Commission is required to procure janitorial services from a QRF under the provisions of ORS 279.835 to 279.855 "provided the product or service is of the appropriate specifications and is available within the period required by that public agency";

WHEREAS, Commission selected Portland Habilitation Center, Inc. ("PHC") to provide janitorial services for the Property;

WHEREAS, PHC is a certified QRF under the provisions of ORS 279.835 to 279.855;

WHEREAS, Commission executed a Services Contract #204052 with PHC ("Contract"), dated September 29, 2004, to provide janitorial services for Property for the amount of \$111,844.08 for services through September 30, 2005;

WHEREAS, Amendment No. 1 to the Contract was executed on December 2, 2004, which revised the Scope of Work and amended Consideration to a sum not to exceed \$116,155.20;

WHEREAS, Amendment No. 2 to the Contract was executed on June 13, 2005, which extended janitorial services to June 30, 2006, and amended Consideration for a sum not to exceed \$211,844.44;

WHEREAS, Amendment No. 3 to the Contract was executed on October 31, 2005, which revised the Scope of Work and amended Consideration for a sum not to exceed \$212,439.44;

WHEREAS, Amendment No. 4 to the Contract was executed on June 5, 2006, which extended janitorial services to June 30, 2007, and amended Consideration for a sum not to exceed \$338,906.00;

WHEREAS, Amendment No. 5 to the Contract was executed on July 2, 2007, which extended janitorial services to June 30, 2008, and amended Consideration for a sum not to exceed \$474,524.00;


WHEREAS, Amendment No. 6 to the Contract was executed on July 30, 2008, which extended janitorial services to August 31, 2008, and amended Consideration for a sum not to exceed \$497,849.48; and

WHEREAS, it is now necessary to increase the amount of the Contract to an amount of the Executive Director's delegated authority for fiscal years 2008-2009 and 2009-2010.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to execute amendment(s) to Contract #204052 with Portland Habilitation Center, Inc., for additional amount up to \$277,150.52 for a total contract amount not to exceed \$775,000 for fiscal years 2008-2009 and 2009-2010, which amendment(s) shall be in a form and include such content as approved by PDC legal counsel; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon its adoption.

Adopted by the Portland Development Commission on August 13, 2008.



Renee A. Castilla, Recording Secretary

PDC

PORTLAND DEVELOPMENT COMMISSION

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TITLE: AUTHORIZING AMENDMENTS TO CONTRACT #204052 WITH PORTLAND HABILITATION CENTER, INC., FOR JANITORIAL SERVICES INCREASING THE CONTRACT UP TO A TOTAL AMOUNT NOT TO EXCEED \$775,000


Adopted by the Portland Development Commission on August 13, 2008.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Charles Wilhoite, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bertha Ferrán	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Regular Agenda		

Certification

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and duly recorded in the official minutes of the meeting.


Renee A. Castilla, Recording Secretary

Date: August 20, 2008