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.
Resolution Number 6628

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

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<td>Charles Wilhoite, Chair</td>
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☒ Consent Agenda ☐ 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.

Date: August 20, 2008

Renée A. Castilla, Recording Secretary