

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6845

**AUTHORIZING AN INCREASE TO THE PUBLIC
IMPROVEMENT CONTRACT WITH C&W GRADING FOR A
TOTAL AMOUNT NOT TO EXCEED \$775,000 FOR
EMERGENCY REPAIRS AT UNION STATION, LOCATED AT
800 NW 6TH AVENUE IN THE RIVER DISTRICT URBAN
RENEWAL AREA**

WHEREAS, the Portland Development Commission (“PDC”) acquired the Union Station property located at 800 NW 6th Avenue (the “Property”) in 1987 to meet the objectives of the Downtown Waterfront Urban Renewal Plan, and in 2008 the Property was removed from the Downtown Waterfront Urban Renewal Area, and in 2009 the Property was added to the River District Urban Renewal Area by the Amended and Restated River District Urban Renewal Plan;

WHEREAS, a blocked sewer line resulted in a significant spill in the lobby of Union Station (“Phase A”), and an old brick lined storm manhole with serious structural issues was identified by City inspectors (“Phase B”), thereby necessitating PDC to commence emergency repairs at the Property;

WHEREAS, the Executive Director authorized an Emergency Exemption for Sole Source Procurement, in compliance with PDC Local Contract Review Board Administrative Rules Part 1 Section III.C.4;

WHEREAS, PDC entered into a contract with C&W Grading, a State of Oregon Certified Emerging Small Business, for \$150,000 to complete the Phase A emergency sewer repairs and a Notice to Proceed was issued August 6, 2010;

WHEREAS, PDC has authorized four Change Orders to the contract with C&W Grading, to add the Phase B repairs, and in light of multiple unforeseen issues encountered at the Property including unstable soft sands, soil contamination, and the lack of as-built drawings to accurately inform design details related to the location of subsurface utilities;

WHEREAS, Phase A has been completed to address the emergency sewer repairs for a total cost of \$276,154;

WHEREAS, due to unforeseen conditions with Phase B stormwater work, including redesign of the repairs, additional Change Orders are necessary to complete the Phase B emergency stormwater repairs, the total cost of which is estimated to be \$403,590; and

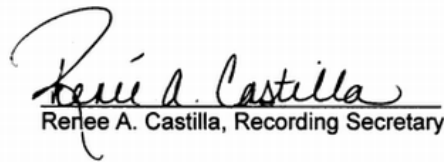
WHEREAS, it is prudent to establish a contingency of \$95,256, for a total not to exceed contract amount of \$775,000.

NOW, THEREFORE, BE IT RESOLVED that the PDC Board of Commissioners (the “Board”) hereby authorizes the Executive Director to increase the contract with C&W Grading for a total contract amount not to exceed \$775,000, for the completion of the Phase A and Phase B emergency repairs at Union Station (collectively, the “Project”);

BE IT FURTHER RESOLVED that the Board hereby ratifies the emergency exemption for the Project based on the foregoing findings that substantiate the risk of serious potential impacts to human health, structural integrity, and impacts to rail operations at Union Station in the absence of such emergency exemption; and

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

Adopted by the Portland Development Commission on January 26, 2011.



Rerlee A. Castilla, Recording Secretary

PDC

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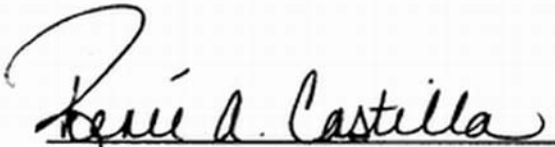
Adopted by the Portland Development Commission on January 26, 2011.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Aneshka Dickson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Steven Straus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Charles Wilhoite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" 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: February 10, 2011