

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7333

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH GBD ARCHITECTS INCORPORATED FOR DESIGN OF THE UNITED STATES POSTAL SERVICE INTERIM RETAIL RELOCATION SITE IN AN AMOUNT NOT TO EXCEED \$550,000; APPROVING AN EXEMPTION TO THE PROSPER PORTLAND GREEN BUILDING POLICY

WHEREAS, Prosper Portland is engaged with the United States Postal Service (“USPS”) in discussions for the relocation of its retail operations at 715 NW Hoyt Street, Portland, Oregon (“Property”) in order to enable demolition of the existing processing and distribution center on the Property;

WHEREAS, in exploring relocation options for USPS, Prosper Portland engaged GBD Architects Incorporated (“GBD”) and its subcontractor, Cornerstone Architectural Group, P.S., to prepare a test fit for relocation of the retail operations to space within the existing parking structure on the Property that is adjacent to USPS’s existing retail space (“Interim Facility”);

WHEREAS, USPS representatives have indicated agreement in principle regarding relocation of USPS’s retail operations on the Property to the Interim Facility;

WHEREAS, Prosper Portland now wishes to obtain design and related services regarding the Interim Facility to enable the ultimate construction of the improvements needed to prepare it for USPS retail operations pursuant to a personal services contract with GBD in an amount not to exceed \$550,000 (“Contract”);

WHEREAS, the Prosper Portland Board, acting in its capacity as local contract review board, adopted findings and exempted the design of the Interim Facility from a competitive solicitation process; and

WHEREAS, because the Interim Facility is intended to be temporary in nature while Prosper Portland and USPS mutually work to identify a permanent site for USPS’s retail operations on or in the vicinity of the Property, and for the additional reasons described on Exhibit A to this Resolution, the Prosper Portland Board believes that exempting the Interim Facility from the requirements of the Prosper Portland Green Building Policy is appropriate.

NOW, THEREFORE, BE IT RESOLVED, that the Prosper Portland Board hereby authorizes the Executive Director to execute a Contract with GBD Architects Incorporated, together with any amendments thereto or modifications thereof that do not materially increase Prosper Portland’s financial obligations or materially alter Prosper Portland risks, as determined in consultation with the General Counsel;

BE IT FURTHER RESOLVED, that the Prosper Portland Board hereby exempts the Interim Facility from the requirements of the Prosper Portland Green Building Policy based on the findings and description of the green building techniques that will be used provided in Exhibit A; and

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

Adopted by the Prosper Portland Commission on August 14, 2019



Pam Feigenbutz, Recording Secretary



INTERNAL MEMORANDUM

DATE: July 24, 2019

TO: Kimberly Branam, Executive Director

COPIES: Lisa Abuaf, Development & Investment Director, Development & Investment
Amy Edwards, Asset & Investment Manager, Development & Investment 

FROM: Ember Breckenridge, Project Manager II, Development & Investment

SUBJECT: Interim USPS Retail Post Office: Exemption from Prosper Portland Green Building Policy

On May 13, 2015, Prosper Portland's Board of Commissioners approved the Green Building Policy ("Policy"), which aims to ensure that the organization's strategic goals in real estate development and construction advance environmental, social and economic conditions. Subsequent to the approval of the Policy, on July 22, 2016, staff established a set of Green Building Procedures ("Procedures") to implement the Policy. Depending on the scope and nature of a construction project, the Policy and Procedures require Prosper Portland's own real estate transactions to integrate green building practices and meet certain established green building certification programs.

Section E of the Procedures sets forth a process to obtain an exemption from the Policy. Staff is seeking an exemption from the Policy in its efforts to construct an interim USPS retail post office ("Interim USPS Retail Post Office") in the ground floor of the existing three-story parking structure located on the United States Postal Service property ("USPS Property").

Background

In 2016, Prosper Portland and the City of Portland Housing Bureau acquired the United States Post Office property, a 13.3-acre parcel located at 715 NW Hoyt Street, Portland OR 97209. The Property is a keystone component of the Broadway Corridor, which has been identified as perhaps the most significant redevelopment opportunity within Portland's Central City through multiple Portland City Council adopted land use and development plans. The Broadway Corridor is a key opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. The USPS Property offers the potential to create nearly four million square feet of new economic, business, social and community development opportunities.

In order to fulfil its obligations, set forth in the Purchase and Sale Agreement entered into by Prosper Portland and the USPS, Prosper Portland must relocate the existing retail facility from its current location in the main Processing and Distribution Center ("P&DC"). While both Prosper Portland and the USPS agree that a permanent facility will be located in one of the to-be-constructed buildings that will be built as part of the Broadway Corridor project, an interim solution must be found so that the P&DC can be demolished, and the redevelopment of the USPS Property can commence. After an exhaustive search of suitable locations, Prosper Portland staff and USPS staff have agreed that the Interim USPS Retail Post Office be located in the ground floor of the existing three-story parking structure located at the southwest corner of the USPS Property.

GBD Architects, Inc. ("GBD"), subcontracting to Cornerstone Architectural Group ("Cornerstone"), has completed a 10% conceptual plan ("Concept Plan") for the Interim USPS Retail Post Office in the ground floor of the parking structure. Both Prosper Portland and the USPS agree that the Concept Plan should be developed to 100% construction drawings for the construction of the Interim USPS Retail Post Office. Staff intends to seek an exemption from a competitive solicitation process to retain the GBD-Cornerstone team to complete the construction plans and administer the construction of the facility.

Green Building Requirement & Exception

In section A of the Procedures, it sets forth the required levels of certification depending on the scope of construction, ranging from LEED Gold to ParkSmart Gold. Given the scope of construction of the Interim USPS Retail Post Office, Section A requires that the project be certified as LEED Silver.


In section E of the Procedures, it outlines a process to request an exemption, and requires that any such request demonstrate that compliance with the Policy ".... is not feasible for reasons other than cost, given the particular circumstances of the project." This project is the construction of an Interim USPS Retail Post Office. Both parties anticipate that the term of USPS' occupancy of this space will be no more than ten years, and likely less, depending on development progress of the Broadway Corridor. The approved Broadway Corridor Master Plan contemplates the demolition of the parking structure so that redevelopment of the southern part of the USPS Property can occur. Therefore, there is no sustainable reason why the construction of the Interim USPS Retail Post Office be required to achieve LEED Silver certification. Further, obtaining such certification will require systems commissioning, correspondence, and coordination with the Green Building Certification Institute, adding design and construction costs to this interim project.

Recommendation

Due to the reasons set forth above, staff hereby requests an exemption from the requirement to achieve LEED Silver Certification.

To mitigate the exemption, staff will ensure the design of the project integrates green building practices and that (i) the project meets or exceeds measures and features set forth in the Green TI Guide standards, and (ii) the architect documents such practices and features that are incorporated into the project. Such measures could include some or all of the following: the application of low-VOC paints and adhesives, the use of locally-sourced materials and/or materials with a high-recycled material content, the use of LED lighting fixtures and occupancy sensor control systems, the use of low-flow plumbing fixtures, the installation of walk-off mats to trap external dust and oils, the establishment of a green cleaning materials maintenance program and a waste recycling program, and, during the design process, incorporating – to the maximum extent possible – natural lighting into the facility.

Approval:



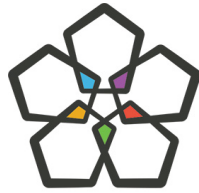
Kimberly Branam, Executive Director

7.25.19

Date

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Attachments – 1



PROSPER PORTLAND

Building an Equitable Economy

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RESOLUTION TITLE:

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Adopted by the Prosper Portland Commission on August 14, 2019

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Alisha Moreland-Capua MD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Francesca Gambetti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner William Myers	<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 Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

	Date: August 20, 2019
Pam Feigenbutz, Recording Secretary	