



DATE: April 30, 2012
TO: Board of Commissioners
FROM: Patrick Quinton, Executive Director
SUBJECT: Report Number 12-05

Intergovernmental Agreement with Portland Public Schools for \$600,000 for the Jefferson High School Frontage Improvement Project

BOARD ACTION REQUESTED

Adopt Resolution No. 6941

ACTION DESCRIPTION

This action will authorize the Portland Development Commission (PDC) Executive Director to execute an Intergovernmental Agreement (IGA) with Portland Public Schools (PPS) for the Jefferson High School Frontage Improvement Project (Project) in an amount not to exceed \$600,000. The Project represents an opportunity to complete a longstanding community goal, improve the frontage of Jefferson High School, and promote revitalization efforts on the North Killingsworth commercial corridor. The IGA will allow PDC to complete the design, permitting, and construction of the improvements on the frontage of the Jefferson High School campus as shown in Concept Plan in Attachment A.

BACKGROUND AND CONTEXT

This IGA concludes the recent comprehensive public process and begins the construction phase of the Project. A citizen group was formed in 2002 and PDC had agreed to participate in the Project during the time that the first phase of the Killingsworth Street Improvement Project was undertaken. However, the Jefferson Plaza Project did not move forward at that time. In 2009, the community in the vicinity of Jefferson High School, as well as the Interstate Urban Renewal Advisory Committee, felt strongly that the Project should be revived to enhance and better integrate the school frontage with other, recently completed public and private investments in the Killingsworth commercial corridor. The Jefferson High School Project Advisory Committee (PAC) met from January through June 2010 to review, revise, and approve a concept plan for the frontage improvements.

PDC plans to design, permit and install improvements on property owned by PPS. In June 2011, the PPS Board of Education approved Resolution No. 4480 to support the PAC and PDC efforts, enter into an IGA to allow PDC access to construct and install the Jefferson High School Frontage Improvements. The IGA outlines roles and responsibilities of both PDC and PPS during the construction phase of the project. This IGA is somewhat unusual in that PDC is constructing improvements on property owned by PPS. PPS will be responsible for maintaining the improvements after completion as outlined in the IGA.

COMMUNITY AND PUBLIC BENEFIT

The Project will enhance the Killingsworth-Williams commercial corridor and the Humboldt Neighborhood. The improvements will complement the ongoing corridor enhancements that began with the Killingsworth Streetscape Project Phase I completed in 2007 and will continue with Phase II, set

to begin construction in early 2013. The Project will create a safer pedestrian environment and allow for an improved access to transit for the students of Jefferson High School.

The Project is currently utilizing a minority, woman and emerging small business (MWESB) firm for the architectural design and construction plans. The Project construction project management, which PDC will perform, will fulfill PDC's Construction Wage and Business and Workforce Equity policies and will be a publically bid construction project.

The Project budget also includes a set-aside for Regional Arts and Cultural Council (RACC), which will be included in the overall budget for the Killingsworth Streetscape Project.

PUBLIC PARTICIPATION AND FEEDBACK

The PAC met monthly during 2010 to develop concepts and working drawings for improvements to the high school frontage. Participants, including Portland Community College, Multnomah County Library North Portland Branch, Humboldt Neighborhood Association, the Jefferson High School Alumni Association and PTA, Office of Neighborhood Involvement's Northeast Crime Prevention Coordinator, Jefferson High school students, McMenamins and PPS District staff, worked with consultants Carleton Hart Architects and Lando and Associates. The Concept Plan for the project was reviewed and approved by the PAC. The Plan was reviewed and endorsed by the PPS School Board in June 2011. This IGA will allow for the construction to proceed on PPS property and will make funds available for the Project.

BUDGET AND FINANCIAL INFORMATION

The estimate for the Project is approximately \$600,000, including contingency. The adopted 2011-2012 budget includes \$100,000 for the Project architecture and engineering work. The requested 2012-2013 budget includes an additional \$500,000, bringing the total budget allocation to \$600,000. Staff resources are available and programmed to support the proposed action. A detailed Project budget is outlined in Attachment C.

RISK ASSESSMENT

The IGA allows for the construction of the Project. The proposed improvement work will be going to bid this summer upon completion of the final design. PDC's consultant, in conjunction with PDC staff, has developed a project budget for design and construction which includes a 15% contingency to reduce risk (see Attachment C). The 15% contingency is based on the industry standard for a construction project of this type. The IGA includes provisions to reduce the risk for unforeseen circumstances such as environmental issues. PDC is best suited to undertake this project to ensure that it is completed in a timely manner, control project costs and insure a higher level of outreach for contracting. The current timeline is for the design to be completed by Q2 of FY 2012-13, then obtain permits and bid the project construction to occur in Q3 and Q4 of FY 2012-2013.

ALTERNATIVE ACTIONS

The Board could decline to approve the IGA and direct staff to cancel the project. Lack of PDC support for this Project would mean that it will not be completed.

ATTACHMENTS:

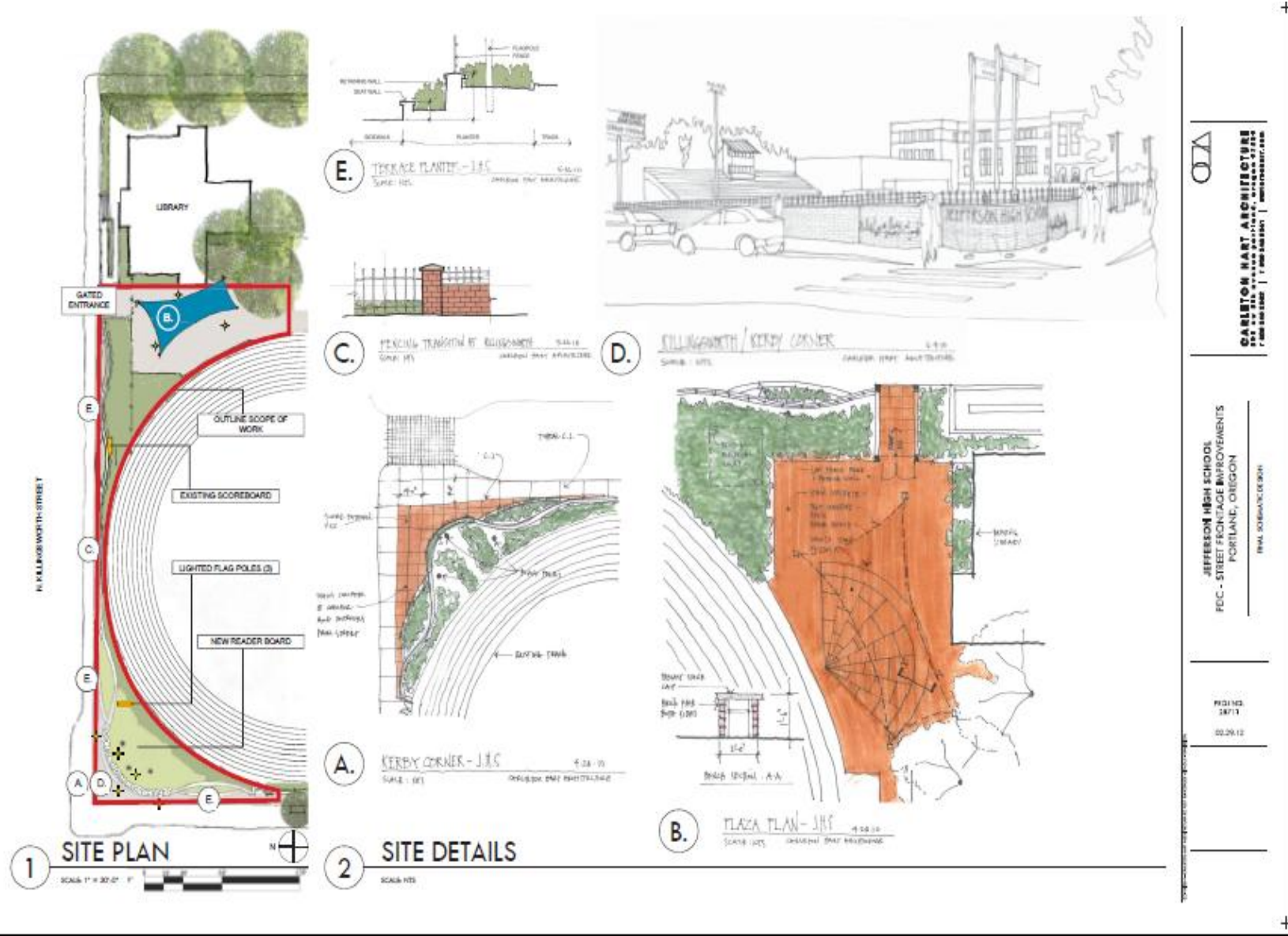
- A. Project Summary
- B. Concept Plan
- C. Project Budget
- D. URA Financial Summary

PROJECT SUMMARY

- Project Name:** Jefferson High School Frontage Improvement Project
- Description:** Improvement of the frontage of Jefferson High School to include new fencing, terracing the frontage between the existing track and the right-of-way with plantings and new signage.
- Location:** Humboldt Neighborhood: The Killingsworth Street frontage of Jefferson High School between N. Kerby Avenue and the Multnomah County Library property line near N. Commercial Street
- URA:** Interstate Corridor Urban Renewal Area
- Current Status:** Design and Engineering under way
- Next Milestone:** Complete design engineering, followed by bid and award
- Completion Target:** Estimated project completion late Fall 2012
- Outcome:** Completion of visual and physical improvements consistent with the Killingsworth Streetscape improvement Phase 1 and pending Phase 2
- Site/Project Map:**



Concept Plan



Project Budget

Jefferson High Frontage Improvements

Project Budget 2-22-2012

Construction Hard Costs*

Base Bid Est Cost	\$ 400,000.00
Sub Total Base Bid	\$ 400,000.00
Construction Contingency @15%	\$ 60,000.00
Total Est Hard Cost	\$ 460,000.00

Construction Soft Costs**

A/E Carleton Hart	\$ 84,000.00
A/E WO Contingency Estimated	\$ 10,000.00
Topo Survey	\$ 3,800.00
Geotechnical	\$ 4,230.00
Permits & Fees @ (2% of Hard Base Bid)	\$ 8,000.00
Spec Insp & Other PTE @ (2% Hard Base Bid)	\$ 8,000.00
2% for Arts (2% of Hard Base Bid)	\$ 8,000.00
Misc @ 1%	\$ 4,000.00
Sub Total Soft Costs	\$ 130,030.00
Soft Contingency @ 5% (rounded)	\$ 6,500.00
Sub Total Est Soft Cost	\$ 136,530.00

Project Mgmt & Administration

PDC Procurement (in Kind)	\$ -
PDC Construction Svcs Project Mgmt (in Kind)	\$ -
Sub Total Hard Costs w/15% Contingency	\$ 460,000.00
Sub Total Soft Costs w/5% Contingency	\$ 136,530.00
Total Estimated Project Cost	\$ 596,530.00

***Assume:**

- No environmental cleanup costs
- Work during regular work hours
- On Site Staging & temp access over curb

**** Assume:**

- No Utility Svc Connection Fee's
- No SDC Charges
- No Planning Design Review

April 30, 2012

Page 1 of 2

URA Financial Summary

Five-Year Forecast Project Requirements Detail

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Interstate Corridor URA						
Resources						
Beginning Fund Balance	16,905	0	10,038	100,469	34,413	65,382
Interest on Investments	20,000	20,000	20,000	20,000	20,000	20,000
Loan Collections	3,549,287	450,000	500,000	500,000	500,000	500,000
Long Term Debt	20,903,517	8,630,000	5,200,000	42,690	2,100,000	2,770,838
Property Income	550,000	0	0	0	0	0
Short Term Debt	7,984,008	7,992,000	7,992,000	7,992,000	7,992,000	8,936,149
Total Fund Resources	33,023,717	17,092,000	13,722,038	8,655,159	10,646,413	12,292,369
Requirements						
Program Expenditures						
Administration						
Urban Renewal Plan Area Develo						
A35442370 N/NE Economic Dev Init-ISC	68,440	0	0	0	0	0
P37091015 Public Outreach-ISC-Adm	0	10,000	10,000	10,000	10,000	10,000
Financial Administration						
A45101370 Debt Management-ISC	21,459	22,532	22,532	22,532	22,532	22,532
Administration	Total	89,899	32,532	32,532	32,532	32,532
Business Dev						
Cluster Industry Development						
B15100370 Cluster Development-ISC	100,000	100,000	100,000	100,000	100,000	100,000
B15102370 Site Recruitment-ISC	42,750	100,000	100,000	100,000	100,000	100,000
B15202370 Green Innovation Park-ISC	300,000	0	0	0	0	0
T01069370 Lean Manufacturing-ISC	70,000	70,000	70,000	70,000	70,000	70,000
Business Lending						
L02100370 BIF-General-ISC	2,332,656	1,430,000	1,130,000	930,000	2,030,000	2,730,000
Small Business & Entrepreneurs						
B55800370 Business Development-ISC	75,000	75,000	75,000	75,000	75,000	75,000
B55900370 Community Development-ISC	0	200,000	200,000	200,000	200,000	200,000
Business Dev	Total	2,920,406	1,975,000	1,675,000	1,475,000	3,275,000
Infrastructure						
Parks						
N37017315 Bridgeton-ISC-Adm	1,000,000	700,000	0	0	0	0
N37017415 Dawson Park-ISC-Adm	500,000	500,000	500,000	0	0	0
N37017515 Small Scale Improv-ISC-Adm	100,000	0	0	0	0	0
Transportation						
N37032115 Interstate Trans-ISC-Adm	200,000	200,000	200,000	200,000	200,000	200,000
N37037615 Denver Streetscape-ISC-Adm	15,000	15,000	0	0	15,000	0
N37037715 Killingsworth Stscape-ISC-Adm	1,000,000	1,000,000	1,000,000	0	0	0
N37037815 Lombard Investment-ISC-Adm	200,000	600,000	1,000,000	2,000,000	0	0
Infrastructure	Total	3,015,000	3,015,000	2,700,000	2,200,000	215,000
Portland Hsg Bureau						
PHB Housing						
H15047370 Bridge Meadows-ISC	103,509	0	0	0	0	0
H15410370 Home Repair Projects-ISC	676,731	500,000	500,000	500,000	500,000	500,000
H15420370 Home Buyer Assistance-ISC	850,853	500,000	500,000	500,000	500,000	500,000
H15430370 Affordable Rental Hsg-ISC	584,835	3,932,773	3,354,562	601,607	564,533	1,575,123
H15712370 Habitat for Humanity HO-ISC	19,250	0	0	0	0	0
H15900370 PHB Staff & Admin-ISC	784,758	0	0	0	0	0
H15901370 King-Parks-ISC	2,385,966	0	0	0	0	0
H15902370 Grant Warehouse-ISC	811,222	0	0	0	0	0
H15906370 Killingsworth Station-ISC	850,000	0	0	0	0	0
H15907370 Miracles Club-ISC	191,476	0	0	0	0	0
H15908370 McCoy Apts-ISC	679,368	0	0	0	0	0

April 30, 2012

Page 2 of 2

Five-Year Forecast Project Requirements Detail

		FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
H15928370	PCRI Scat Sites 2 (NOFA)-ISC	257,115	0	0	0	0	0
H15929370	HAP Afford Ownrshp/Rehab-ISC	646,991	0	0	0	0	0
	Portland Hsg Bureau						
	Total	8,842,074	4,932,773	4,354,562	1,601,607	1,564,533	2,575,123
Property Redev							
Commercial Property Redev							
A35401370	Central City 2035-ISC	0	132,661	0	0	0	0
P37050318	MLK Gateway Improve-ISC-Impl	500,000	0	0	0	0	0
P37051015	Jefferson Plaza-ISC-Adm	100,000	0	0	0	0	0
P37051018	Jefferson Plaza-ISC-Impl	0	500,000	0	0	0	0
P37051815	Interstate Redev-ISC-Adm	2,410,923	600,000	600,000	100,000	1,250,000	1,250,000
P37052015	Neighborhood Cleanup-ISC-Adm	50,000	0	0	0	0	0
P37054815	Kenton Redev Dtwn-ISC-Adm	4,300,000	250,000	0	0	500,000	0
P37091015	Public Outreach-ISC-Adm	10,000	0	0	0	0	0
Commercial Real Estate Lending							
R01100370	CPRL-General-ISC	2,530,071	1,200,000	700,000	500,000	1,300,000	1,300,000
Community Redevelopment Grants							
G01100370	CLG-General-ISC	494,217	300,000	300,000	300,000	400,000	400,000
G02100370	DOS-General-ISC	355,903	150,000	150,000	150,000	150,000	150,000
G03100370	SIP-General-ISC	1,067,658	600,000	600,000	600,000	600,000	700,000
G04100370	GFGP-General-ISC	596,189	200,000	200,000	200,000	200,000	200,000
G05100370	CEWP-General-ISC	1,500,000	0	0	0	0	0
	Property Redev						
	Total	13,914,961	3,932,661	2,550,000	1,850,000	4,400,000	4,000,000
Total Program Expenditures		28,782,340	13,887,966	11,312,094	7,159,139	8,787,065	10,082,655
Personal Services		957,247	960,123	678,724	429,546	527,223	604,959
Transfers - Indirect		2,011,381	2,233,873	1,630,751	1,032,061	1,266,743	1,453,515
PHB Staff/Admin		0	0	0	0	0	0
Total Fund Expenditures		31,750,968	17,081,962	13,621,569	8,620,746	10,581,031	12,141,129
Contingency		1,272,749	10,038	100,469	34,413	65,382	151,240
Ending Fund Balance		0	0	0	0	0	0
Total Requirements		33,023,717	17,092,000	13,722,038	8,655,159	10,646,413	12,292,369