

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7177

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A GUARANTEED
MAXIMUM PRICE AMENDMENT TO THE CONSTRUCTION
MANAGEMENT GENERAL CONTRACTOR CONTRACT IN AN AMOUNT
NOT TO EXCEED \$4,643,727 FOR PHASE TWO OF THE SELECTIVE
DEMOLITION OF CENTENNIAL MILLS**

WHEREAS, the Portland Development Commission (“PDC”) is undertaking the River District Urban Renewal Plan, adopted September 25, 1998 (the “Plan”), including acquiring and redeveloping properties for public improvements and providing the district access to the Willamette River;

WHEREAS, in 2000, PDC acquired the 4.7-acre Centennial Mills site (the “Property”) pursuant to recommendations of the Plan with the intent to redevelop the Property as part of an open space system for the River District Urban Renewal Area;

WHEREAS, in May 2005, Portland City Council adopted Resolution No. 36320, recognizing that the Property stands “as a symbol of Portland’s rich history of maritime commerce and [as] a valuable artifact of the industrial working waterfront,” and directing PDC and the City of Portland (“City”) Bureau of Planning and Sustainability to work with interested stakeholders to develop a comprehensive plan for the Property;

WHEREAS, the Property is in an advanced state of disrepair and has been deemed hazardous by both the City Fire Bureau and the Bureau of Development Services;

WHEREAS, on April 8, 2015, the PDC Board, acting as the Local Contract Review Board and based on an Emergency Findings Report, approved an emergency procurement through Resolution No. 7108 pursuant to an expedited request for proposal process;

WHEREAS, PDC staff reviewed multiple best-value proposals and recommended a contractor to proceed with selective demolition of the Property (the “Project”); and

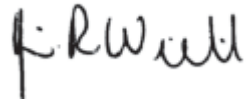
WHEREAS, the PDC entered into a multi-phased Construction Management General Contractor Contract (the “Contract”) with the recommended contractor, Northwest Demolition and Salvage.

NOW, THEREFORE, BE IT RESOLVED, that the PDC Board authorizes the Executive Director to execute a GMP Amendment to the Contract in an amount not to exceed \$4,643,727, in substantially the form set forth in Exhibit A for Phase Two of the Project;

BE IT FURTHER RESOLVED, that the Executive Director may approve changes to the Contract, if such changes do not materially increase PDC's obligations or risks, as determined by the Executive Director in consultation with PDC's General Counsel; and

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

Adopted by the Portland Development Commission on April 20, 2016

A handwritten signature in black ink, appearing to read "G. Wiedrick". The signature is written in a cursive, somewhat stylized font.

Gina Wiedrick, Recording Secretary

PORTLAND DEVELOPMENT COMMISSION

Portland, Oregon

RESOLUTION NO. 7177

EXHIBIT A

**AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A GUARANTEED
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NOT TO EXCEED \$4,643,727 FOR PHASE TWO OF THE SELECTIVE
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Exhibit A includes this cover page and contains 26 pages:

- Phase II GMP Amendment to Construction Manager/General Contractor Agreement, Contract Number 314006
 - Attachment A: Summary Cost of Phase Two GMP
 - Attachment B: Phase 2 GMP Demolition Risk Allocation Matrix
 - Attachment C: Phase 2 GMG – List of Supporting Documents
 - Attachment D: Selective Demolition and Salvage of Centennial Mills, Prepared for Portland Development Commission, Qualified Personnel, Phase 2, Submitted by Northwest Demolition & Dismantling
 - Attachment E: Phase 2 Centennial Mills Demolition, Special Requirements, Draft 2-23-16
 - Attachment F: Centennial Mills Demolition, 1262 NW Naito Street, DRAFT Phase 2 Overwater Work, Best Management Practices (BMP's), Revised 2-21-2016
 - Attachment G: Project Timeline



PORTLAND DEVELOPMENT COMMISSION

PHASE II GMP AMENDMENT TO CONSTRUCTION MANAGER/GENERAL CONTRACTOR AGREEMENT

CONTRACT NUMBER: 314006

BETWEEN Owner:

Portland Development Commission
222 NW 5th Avenue
Portland, Oregon 97209

AND Construction Manager/General Contractor ("CM/GC"):

Northwest Demolition and Dismantling
8200 SW Hunziker Street
Tigard, Oregon 97223

The Project:

Selective Demolition and Salvage Services at Centennial Mills, Portland, Oregon; Phase II – demolition of wharf and upland structures as further defined in the Phase 2 Special Requirements document dated February 23, 2016 and KPFF Consulting Engineers 100% Construction Drawings dated March 2016 and associated Technical Specifications. (the "Phase II Work").

ARTICLE 1 **PHASE II GUARANTEED MAXIMUM PRICE**

1.1 Phase II GMP

Pursuant to Paragraph.6.6 of the Agreement, the Owner and the CM/GC hereby amend the Agreement to establish the Phase II GMP. As agreed by the Owner and CM/GC, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed.

1.1.1 The Phase II GMP, including Base Bid and Allowances, Construction Contingency, General Conditions Reimbursement, Bonds/Insurance, the CM/GC Fee, and other items and the associated fees that comprise the Phase II GMP is \$4,643,727.00.

1.1.2 Itemized Statement of the Phase II GMP. The Schedule of Values allocating the entire Guaranteed Maximum Price among the various portions of the Work is attached to this Phase II GMP Amendment as Attachment A.

1.1.3 The Guaranteed Maximum Price is based on the Updated Risk Allocation matrix attached to this Phase II GMP Amendment as Attachment B.

1.1.5 A list of the clarifications and assumptions made by the CM/GC to supplement the information contained in the Demolition Documents and not otherwise addressed in the Updated Risk Allocation Matrix on which the Guaranteed Maximum Price is based is attached to this Phase II GMP Amendment, if any: None.

1.1.6 A list of the Demolition Documents on which the Phase II Guaranteed Maximum Price is based is attached to this Phase II GMP Amendment as Attachment C.

1.1.7 The Phase II Guaranteed Maximum Price is based upon the following other GMP Supporting Documents and information, which shall be deemed as part of the Contract Documents:

- (a) The estimated salvage credit of \$6,300.00 to the Owner is set forth in the Schedule of Values Attachment A to this Phase II GMP Amendment.
- (b) A listing of Key Personnel as required by Paragraph 4.6 to the Agreement as set forth in Attachment D to this GMP Amendment.
- (c) Allowances and general scope of Phase 2 as further described in the Phase 2 Special Requirements document dated February 2, 2016 as set forth in Attachment E to this GMP Amendment.
- (d) Best Management Practices (BMPs) document dated February 21, 2016 that will apply as required by the U.S. Army Corps of Engineer permit, as set forth in Attachment F to this GMP Amendment.
- (e) Such other information as required to be provided under Paragraph 3.2 of the Agreement.

ARTICLE 2

TIME

2.1 The Phase II updated Project Schedule and anticipated date of Substantial Completion established by this Amendment is set forth in Attachment G to this Phase II GMP Amendment. Liquidated Damages in the amount of \$1,000.00 per calendar day shall apply to the Phase II Work, per Paragraph 5.4 of the CM/GC Contract.

[SIGNATURE PAGE FOLLOWS]

THIS PHASE II GMP AMENDMENT is executed in two original copies of which one is to be delivered to the CM/GC and the remainder to the Owner.

CONSTRUCTION MANAGER/GENERAL CONTRACTOR

Name of Firm: Northwest Demolition and Dismantling

Address: PO Box 230819, Tigard, OR 97281

Federal Tax I.D. #: 93-0894610

Oregon Construction Contractor's Board Registration
No.48263

Signature of Authorized Representative of CM/GC

Title: _____

Date: _____

PORTLAND DEVELOPMENT COMMISSION

Signature of Authorized Representative of Owner

Title: _____

Date: _____

ATTACHMENT "A"

SUMMARY COST OF PHASE TWO GMP	
General Conditions	\$ 631,473
Work	\$ 2,863,168
Overhead	\$ 399,437
Fee	\$ 194,704
Subtotal	\$ 4,088,782
Contingency	\$ 408,878
Insurance	\$ 96,067
Bond	\$ 50,000
TOTAL GMP (subtotal+contingency+insurance+bond)	\$ 4,643,727
Salvage Credit	\$ (6,300)
TOTAL ESTIMATED PROJECT COST PHASE TWO	\$ 4,637,427

Calculated on Subtotal only.

Alternate Pricing FLOUR MILL ONLY

General Conditions	\$ 196,783.56
Work	\$ 845,800.00
Overhead	\$ 119,167.30
Fee	\$ 58,087.54
Subtotal	\$ 1,219,838.40
Contingency	\$ 121,984
Insurance	
Bond	\$ 16,604
TOTAL GMP (subtotal+contingency+insurance+bond)	\$ 1,358,426
Salvage Credit	\$ (25,000)
TOTAL Alternate Pricing	\$ 1,333,426

Insurance Cost if completed by March 2017 is in phase two insurance cost above

Calculated on Subtotal Only. Priced as stand alone job.

Alternate Pricing FEED MILL ONLY

General Conditions	\$ 135,209.42
Work	\$ 673,261.40
Overhead	\$ 92,408.21
Fee	\$ 45,043.95
Subtotal	\$ 945,922.99
Contingency	\$ 94,592
Insurance	
Bond	\$ 13,235
TOTAL GMP (subtotal+contingency+insurance+bond)	\$ 1,053,750
Salvage Credit	\$ (10,000)
TOTAL Alternate Pricing	\$ 1,043,750

Insurance Cost if completed by March 2017 is in phase two insurance cost above

Calculated on Subtotal Only. Priced as stand alone job.

Notes:

Flour and Feed Mill Pricing are stand alone pricing. Based on the timing of the job there may be some cost savings on the general conditions management if it is overlapped during the phase two base scope duration work.

Pursuant to Paragraph 6.4.2 to the Agreement, see Attachment A for the list of supporting documents that were used by the CM/GC in preparation of the Phase 2 GMP.

ATTACHMENT B

Phase 2 GMP Demolition Risk Allocation Matrix

Pursuant to Paragraph 3.2.13 to the Agreement, the Owner and the CM/GC shall jointly develop a Risk Allocation Matrix that shall specifically identify Project-related risks (e.g. those risks impacting time, money, safety and quality) not otherwise addressed in the Contract Documents and shall identify the party that is to bear such identified risk.

The intent of the matrix is to address to the extent practicable all exclusions, clarifications etc. outlined in the CM/GC Phase 2 GMP Proposal. The following represents the risk and which party (by percent %) who is responsible for that risk. Risks set forth below are not in any rank or order of importance.

1. Key CM/GC or subcontractor equipment malfunction and/or rental equipment not available. 100% CM/GC.
2. Scheduling, sequencing and managing any schedule pinch points. 100% CM/GC.
3. Unanticipated building/structure full or partial collapse, including but not limited to cleanup, damage to adjacent property, impact to waterway etc. 100% CM/GC for collapses caused by CM/GC actions. 100% PDC for collapses due to existing conditions or deterioration and not caused by CM/GC actions.
4. Demolition impacts of dust, debris or other damage to adjacent private property, public property or waterway caused by CM/GC including but not limited to cleanup, repairs or mitigation. Excluded is the established work haul roads (sidewalk damage, adjacent street tree damage) work included in the Phase 2 GMP. 100% CM/GC.
5. Unanticipated demolition impacts due to debris or equipment damage to existing buildings to be saved (Feed, Flour & Whse E) to include but not limited to broken windows, punctures/holes in walls/roof etc. Excluded are all planned work area impacts, separation of buildings and all work set forth in Drawings or otherwise directed by the Owner's Representative. 100% CM/GC.
6. Temporary bracing, shoring, plates, scaffolding, tie-backs etc. to stabilize wharf wingwalls during demolition activities including but not limited to unstable structures, wind, snow and high water events. 100% CM/GC
7. Temporary bracing, shoring, plates, scaffolding, tie-backs etc. to stabilize wharf structures (excluding wingwalls) during demolition activities including but not limited to unstable structures, wind, snow and high water events. 100% CM/GC
8. The structural stability of the wharf is currently unknown. There is evidence that the top of some piles are completely deteriorated and it is possible that portions of the wharf are fully dependent on adjacent wharf members to keep from collapsing. Additionally, it has been evidenced in Phase 1 that portions of the concrete deck have limited strength and poorly designed steel rebar systems. As portions of the wharf are cut loose and lifted

away, it is possible that adjacent unstable portions could fall into the river or become unsafe for workers to perform subsequent cutting activities. 100% Owner.

9. Public outreach, management of press to include but not limited to public notices and response to public inquiries. Excluded are specific damage or impact inquiries, public records requests and interactions with news media at the request of the Owner. 100% Owner.
10. Impacts to bicycles, pedestrians and vehicles along NW Naito adjacent to project work area caused by CM/GC actions, including but not limited to truck traffic, equipment loading & unloading and demolition work. Excluded are traffic control work including one lane closure and ped bypass along NW Naito. 100% CM/GC.
11. Lead-based paint abatement impacts including but not limited to any discharge to adjacent property or waterway, all containment and means and methods management and handling and proper disposal of hazardous and regulated materials including any impacted pressure wastewater or dust suppression water. Note there is only very limited sewer lift station pump out service at the site that cannot be used for any discharge of wastewater. 100% CM/GC.
12. Issues related to multiple work areas underway in the site including but not limited to labor shortages, safety, sequencing work etc. 100% CM/GC.
13. Patching and infill of all pipe, conduit, duct penetrations to existing Feed, Flour and Whse E buildings, exterior wall water proofing and roof repairs not caused by unanticipated damage Item 5 above. 100% Owner.
14. Base GMP conditions anticipate cold joints at wall and floor intersections to existing Feed, Flour and Whse E that require no specialized saw-cutting or close trimming. Any sawcutting, specialized surgical trimming or grinding is a changed condition. 100% Owner.
15. Base GMP conditions anticipate concrete basement walls and floor to be nominal 6-8" thick. Underlying concrete floor are concrete footings/columns on land side to be left in-place. Any basement concrete floors or walls that exceed 8" thick is a changed condition. 100% Owner.
16. Additional permit requirements that result in additional work beyond what is set forth in the 100% KPFF drawings dated March, 2016. 100% Owner.
17. Unforeseen soil contamination below the existing slab of the demolished building to include but not limited to sampling, handling, capping or disposal. 100% Owner.
18. Unknown 'rogue' electrical, water, sewer or stormlines not shown on drawings or marked in the field that result in additional work is a changed condition. 100% Owner.
19. Prevailing wage rates for CM/GC and subcontractors to include but not limited to Overtime for work over 40hrs/week and all other compliance/reporting requirements. 100% CM/GC.

20. Structural integrity of the seawall. This includes any earth movement, structural damage to the seawall itself, structural damage to any buildings it may be supporting (i.e. Feed Mill, Flour Mill), or impacts to the river/beach due to lateral support being lost when adjoining wharf structure is removed. 100% Owner.
21. Voids under building slabs. If excessive voids are discovered, there could be a need to import fill to establish the approximate finish grade shown on drawings. If fill is not allowed, then there could be a need to remove foundations/footers that are above the subsided grade level. There could also be problems establishing drainage contours that utilize existing subsurface drain pipes, if these pipes are not low enough. 100% Owner.
22. Schedule delays caused by regulator and/or owner direction regarding additional BMP requirements for implementation of over-water work permits, not caused by CM/GC or subcontractor failure to implement stipulated BMP permit requirements. 100% Owner.

ATTACHMENT "C"

Phase 2 GMP - List of Supporting Documents

Pursuant to Paragraph 6.4.2 to the Agreement, in addition to background documents set forth in the Phase 1, the following list of supporting documents were used by the CM/GC in preparation of the Phase 2 GMP.

1. 100% KPFF Construction Drawings dated March 2016 and any technical specifications referenced thereto:

- Drawing G0.1 Cover Sheet
- Drawing C1.0 Erosion Control Plan
- Drawing C2.0 Overview Demolition Plan
- Drawing C2.1 Under wharf Demolition Plan
- Drawing C2.2 Pile Type Details
- Drawing C2.3 Wing Wall Reference Photo's
- Drawing C2.4 Pile Type Reference Photo's
- Drawing C3.0 Grading Plan
- Drawing C3.1 Site Plan
- Drawing C4.0 Utility Plan
- Drawing C5.0 Details
- Drawing A1.0 Flour Mill Floor Plans B-4
- Drawing A1.1 Flour Mill Floor Plans 5-6 & Project Details
- Drawing A1.2 Feed Mill Floor Plans B-5
- Drawing A1.3 Warehouse E Floor Plans B-1
- Drawing A3.0 Flour Mill Elevations
- Drawing A3.1 Warehouse E Feed Mill Elevations
- Drawing E0.1 Electrical Legend & Abbreviations
- Drawing E1.0 Lower Level Electrical Plan
- Drawing E1.1 Main Floor Electrical Plan
- Drawing E 2.0 Flour Mill Floor Plans Electrical
- Drawing E2.1 Flour Mill Floor Plans Electrical
- Drawing E2.2 Feed Mill Floor Plans Electrical
- Drawing E3.0 Details, Photos, Panel Schedules
- Drawing M0.1 Lower Level Mechanical Plan

2. PreConstruction Services Plans to include:

- Baseline Preliminary PreConstruction Schedule
- Review & Comments 90% and 100% CD Drawings
- 90% and 100% GMP Proposal
- Site Specific HSP, Security and Job Hazard Analysis Plan
- Demolition Work Plan
- Final Construction Schedule

3. Preconstruction Services Technical Clarifications and Owner Response e-mails.
4. Phase 1 Redline As-Built drawings including Phase 1 As-Built stormwater discharge pipe drawing.
5. DCI Engineers, Phase 1 wharf and shoring structural evaluation.
6. Phase 2 COE overwater Best Management Practices (BMP's) dated 2/21/2016.
7. COE Permit #NWP 2010-540 Phase 2 modification (approval pending).
8. BDS General Building Permit #15-119430-CO Phase 2 revisions (approval pending).
9. Centennial Mills Phase 2 Special Requirements dated 2/23/2016.

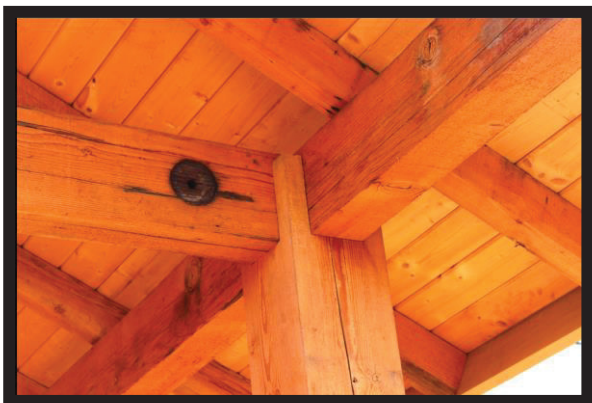
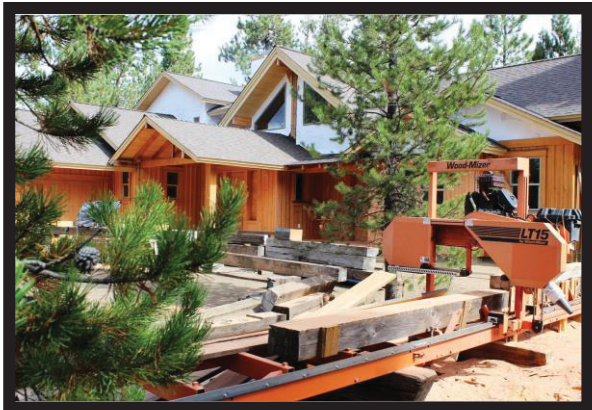
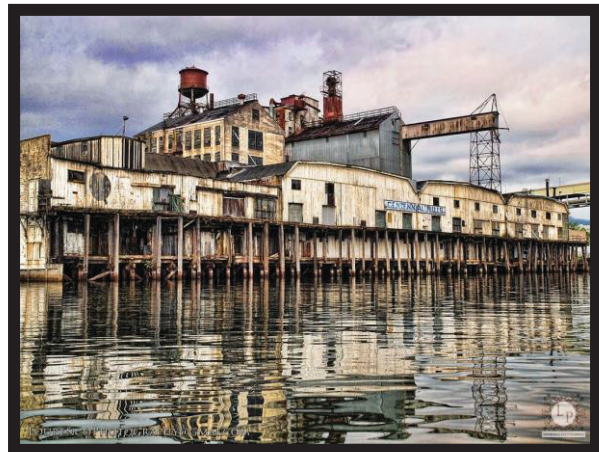


Selective Demolition and Salvage of Centennial Mills

Prepared For
Portland Development Commission

Qualified Personnel

Phase 2



Submitted by:





Please find attached resumes of the following qualified personnel per section 4.5 of the Contract.

Project Manager- Jeff James
Job Site Superintendent- Ben Wright
Safety Officer- Jason Lampley

Per Section 3.2.10 of the Contract NWD will be providing fully qualified or trained equipment operators.

JEFFERY JAMES

Project Manager

SUMMARY OF QUALIFICATIONS

Mr. Jeff James has used the project management system described and other project management tools throughout his 36 years of work experience. Mr. James has managed complex remediation and demolition projects at DOE Hanford, for Bechtel in Western Canada, and throughout California for major oil companies. In addition, he held technical and environmental roles in his early career that make him very familiar with the environmental challenges. He has held senior landfill management roles at DOE Hanford and understands the requirements of strict waste profile, analytical, and waste tracking. From 1/2011-12/2012, Mr. James has played the lead role on an \$85 million dollar industrial remediation/demolition project where NWDD was one of the prime contractors. He is intimately familiar with our safety first demolition approach and the work planning process that is essential to success in this work environment.

RELEVANT EXPERIENCE

Performed Project Management services on the demolition of the Umatilla Chemical Demilitarization Facility from June 2013- July 2014. Currently is managing the demolition of a hospital in Pendleton OR and a recycling project in Arlington, OR. Supervise a team of superintendents and field personnel to safely and effectively execute the project scope. Some of the day to day activities include:

- Coordinating demolition activities within an existing facility.
- Managing wastes generated from demolition
- Managing cost and schedule performance
- Coordinate recycling efforts associated with the projects

Manage the demolition of potrooms and associated facilities at Rio Tinto Alcan's aluminum smelter in Kitimat, British Columbia, clearing the site for construction of a new smelter. Supervise a team of superintendents and field engineers to oversee contractor execution of the work scope, which includes:

- Coordinating demolition activities within an existing operating plant.
- Isolating utilities and installing temporary utilities to support ongoing operations.
- Pre-cleaning of hazardous materials from building structures.
- Removing and disassembling 210 smelter pot anodes and cathodes.
- Demolishing 6 potrooms and over 40 support facility structures/foundations.
- Managing wastes generated from cleaning and demolition activities.
- Managing cost and schedule performance of this \$80M, two year project.

WORK HISTORY

2013-Present	Northwest Demolition and Dismantling- Chief Superintendent
1992-2014	Bechtel

TRAINING

- California Polytechnic State University
- Bachelor of Science – Mechanical Engineering (June 1976)
- 40 Hr HAZWOPER trained

BEN WRIGHT

Superintendent

SUMMARY OF QUALIFICATIONS

Ben Wright has a profound ability to manage crews and communicate with workers in the field. He also has knowledge of heavy equipment used in the demolition industry. Ben works directly with subcontractors, NWD crews, coordinates daily activities and communicates directly with the project manager.

RELEVANT EXPERIENCE

Superintendent, Northwest Demolition & Dismantling, 2013-2014

Umatilla Chemical Demilitarization Demolition-

On this project Ben served as the Project Superintendent. Northwest Demolition was contracted to complete a full removal of the agent disposal system at the Umatilla Army Depot. The 60,000+ tons of debris generated within the demolition was regulated as a Hazardous Waste and hauled under manifest to a Subtitle C disposal facility. In order to meet the aggressive schedule, we mobilized more than 12 pieces of heavy equipment. The project was completed ahead of schedule with no lost time injuries.

Superintendent, Northwest Demolition & Dismantling, 2011-2012

Kitimat Modernization Project- Kitimat Smelter Demolition

On this project Ben served as the Project Superintendent. Northwest Demolition was contracted on a massive two-year project with a team of up to 230 personnel and 40 pieces of heavy equipment to remediate, clean, and demolish over one million square feet of facility. The project was made all the more difficult with the adjacent operating facility and linked systems/utilities. In addition, the remote location and harsh climate made equipment maintenance, productivity, and safety a challenge.

Superintendent, Northwest Demolition & Dismantling, 2011

Hunters Point Navy Shipyard Dock Removal; Client: Department of Navy

On this project Ben served as the Project Superintendent. Northwest Demolition was responsible for the demolition and material handling for the Hunters Point Pier Radiological Survey and Removal project. The project included the dismantling and removal of Wharf #2, Submarine Piers B & C, Submarine Quay wall, Berth 64 and the remnants of Berth 61. Northwest Demolition & Dismantling conducted the in water demolition, onsite material transport, sorting and staging of demolished materials and grinding of wooden components for radiological screening.

WORK HISTORY

2011-Present Northwest Demolition and Dismantling
2009-2011 Frontline Excavation

TRAINING

Mt. Hood Community College Gresham, OR

- Graduated 2005 Associates Degree of General Studies

Oregon State University Corvallis, OR

- Graduated 2009 Bachelor of Science Business Administration with concentration in management and engineering
- 40 Hr HAZWOPER trained
- OSHA Safety Courses

Jason R. Lampley, CHST

EHS Officer

Education:

COLUMBIA SOUTHERN UNIVERSITY

Bachelor of Science in Environmental Health and Safety (in progress)

PORTLAND COMMUNITY COLLEGE

Emergency Medical Technician (EMT), Accelerated program (2015)

Certifications & Training:

RESCUE 3

NFPA 1006 compliant certifications completed 2014:

TRR Technical Rope Rescue SRT/SRTA (swiftwater rescue)

Train the Trainer Certificate, Competent Person Trenching and Excavation (2015).

OSHA 10, 30, and 510 certified. OSHA 500 pending

Valid TWIC (Transportation Worker Identity Credential)

Basic Life Support (BLS) credential

Professional Experience:

Construction safety professional, CHST, EMT and ASSE member offering more than a decade of experience and training in environmental health/safety and related areas. Career features success in industrial (fabrication/cleanroom/ laboratory), petrochemical, government/military, medical and corporate settings at multiple locations and with varied requirements. Conversant in a range of regulations and code/safety protocol; productive in team or autonomous conditions. Accustomed to demanding situations involving multicultural colleagues and customers. Very analytical and attentive to detail, isolating and rectifying or preventing hazards, simplifying processes, and reducing costs. Comfortable in challenging outdoor conditions as well as restrictive indoor settings; *have maintained unblemished safety record*. Proficient with Word and Excel. Selected areas of experience: General construction, non-destructive/destructive testing, materials control productivity quotas, skid testing, fireproofing, hardness and tensile testing, soil analysis, curtain wall and moment frame testing, proof loading, ultrasonic and hardness testing, trail batching, analysis of air infiltration and water penetration.

Employment Experience:

Pacific Foundation. Vancouver, WA. 2015 to present.

Safety Director

For a heavy equipment operation/construction company. Conceived, planned, and implemented company's safety program, from policies and standards through execution and enforcement. The program covers machine safeguards, OSHA compliance, personal protective gear, documentation and protocol. My duties include crew/staff training, schedule development, human resources management,



and training for all 50 employees. Projects have included foundation work at Nike World Headquarters, on I-205 (for Washington Department of Transportation), and for BNSF Railway.

Oregon Electric Group. Hillsboro, OR. 2013-2014.

Area Lift Safety Coordinator, Ronler Acres, Intel Corporation

Assistant Safety Lead for Fab20 construction, was quickly promoted to higher accountability on this 4+ million square-foot R&D silicon wafer fabrication campus. Verified compliance for 200 items and created log (a four-month project). Managed personal protective equipment (PPE) inventory for 800+/- OEG team members on site; verified safety/currency of mobile elevating work platforms and currency of all MEWPs. Cut equipment rental fees by approximately \$250,000 by inventory reduction (consolidating assets and redistributing use). Also located equipment that had been unaccounted for.

Mistras Group. Torrance, CA. 2011-2012.

Non-destructive Testing Inspector

Inspected and documented registered pressure vessels, pumps/valves, and corresponding fluid lines. Used ground-penetrating radar, radiography, dye penetrant, magnetic particle process, PMI gun.

Smith-Emery Laboratories. Los Angeles, CA. 2001-2009.

Operations Manager/Inspector/Project Manager/Safety officer, Guam (2008-2009, 18 months)

Assigned to Anderson Air Force Base on contract with U.S. Department of Defense. Facilitated replacement of airfield tarmac (more than 1.8 million cubic yards), directing three Americans and three local team members on a \$760 million project. Ensured materials delivery/quality, crew safety, and compliance with a range of strict code and time requirements. Achieved completion ahead of schedule and with no reported incidents.

Projects 2001-2009

Compliance Officer/Inspector/ACI and Field Technician/Liaison

With focus on construction materials control, productivity and destructive/non-destructive testing/sampling as well as proof loading, deployed to numerous construction sites throughout the area, handling quality assurance, code enforcement, and reporting. Selected list of projects and their approximate costs:

- LAC+USC Medical Center: Hospital replacement, \$336 million
- Cedars-Sinai Medical Center: Imaging building, \$314 million
- Port of Long Beach: Pier T Upgrade, \$312 million
- Los Angeles International Airport (LAX): Tom Bradley International Terminal, \$2.68 billion
- East L.A. Skills Center, \$4 million
- University High School: Revamp, \$3.1 million
- Orange County Sanitation District, \$4 million
- Encino/Tarzana Regional Medical Center, \$1.4 million
- UCLA Health, Westwood: Replacement hospital, \$125 million
- Long Beach Memorial Hospital: Miller Children's Hospital, \$278 million
- University High School: Revamp, \$3.1 million
- Los Angeles County Museum of Art, \$16 million
- Children's Hospital, Los Angeles: \$98 million
- British Petroleum refinery in Carson, CA, \$ multibillion

Also handled proof loading at Knotts Berry Farm and Six Flags. Full project list available on request.



ATTACHMENT E

Phase 2 Centennial Mills Demolition Special Requirements DRAFT 2-23-16

General Scope Base Bid Phase 2 Work

Base Bid Work in Phase 2 Demolition generally consist of removal of concrete/a/c & wood wharf deck, wharf under deck wood & concrete columns/grid, concrete & terracotta wing walls; removal of building concrete slabs, grading, hydroseed and site drainage, cap stormlines, downspout connection to stormlines, repair of sewer lift station incl. pressure line break in Naito, electrical, architectural, site restoration, fencing and other incidental and related work as further shown on KPFF Drawings and any Technical Specifications thereto. Reference specific overwater work BMP's for Phase 2 wharf related work.

Contractor shall provide preconstruction services as may be required to include furnishing Owner with such preconstruction Plans, Value Engineering and other services as agreed to in accordance with the timeline dated 12-18-2015.

Base Bid assumes that Feed & Flour Mill structures remain on-site with some preservation improvements as set forth on the drawings. Note: Bid Alternatives - Add/Deduct work related to Feed & Flour Mill structures are further described below for potential future work to be incorporated by Contract Amendment.

Phase 2 Work Schedule

Anticipated Notice to Proceed - June 1, 2016
Start Over water Work Period - July 1, 2016
End Over water Work Period - October 31, 2016
Substantial Completion - November 30, 2016
Final Completion - December 15, 2016

General Contract Terms

Except what is set forth in these special requirements any and all contract terms previously entered into between the Owner and Contractor shall remain in place and full force. Contractor shall maintain existing insurance and bonds per contract terms. Upon successful negotiation of Phase 2 GMP price, Risk Allocation Matrix the parties intend to enter into a Contract Amendment.

The Owner will invoke Liquidated Damages per contract terms for completion of Phase 2 work; specifically, all in-water work shall be completed no later than October 31, 2016 and the project

Substantial Completion shall occur no later than set forth in baseline schedule. Failure to meet such deadlines will result in Liquidated Damages of \$1,000 per calendar day per Contract Article 5.4.

Phase 2 Permits

The Owner intends to secure and pay for all general permit approvals to include: BDS Building Permit Modification and COE Permit Modification. Contractor is responsible to secure & pay for any Trade Permits, Traffic Control or other approvals as may be necessary to complete the Phase 2 work. Owner intends to have all general permit approvals prior to start of any work.

Owner shall coordinate and pay for Northwest Natural new gas service meter adjacent to Whse E. Contractor shall pay for new natural gas line extension from meter into building and terminate any old branch service lines.

Owner shall obtain and pay for any necessary PBOT Utility permit to perform work on Naito related to fixing the break in the sewer pressure discharge line.

Contractor shall comply with any and all best management practices, permit requirements and direction of the Owner's Representative. Contractor shall assist Owner in any and all permit closeout requirements and or documentation as may be required.

Site Coordination & Access

Contractor shall sequence work to enable Owner's Technical team access to perform work at the site. Specifically this includes under slab (uplands area) soil sampling by Owner prior to final grading and hydroseed stabilization. Other entry may also occur to be coordinated with the Owner's Representative. Other than the above, the Contractor shall maintain 100% site access control.

Allowances

Contractor shall incorporate the following list of allowance work as part of Phase 2 work. Allowance items may require additional engineering to be performed by Owner's design team to occur prior to start of any work. List is in no priority, type or rank order.

Estimated values set forth below for allowance work are Direct Costs - Contractor shall apply any markups per Contract Terms. Some allowance items have subcategories related to Add/Deduct work items.

#1 Exterior concrete wall patching based on architect performance specification grout/infill: Whse E \$5,000, Flour Mill \$10,000 and Feed Mill \$5,000. Total \$20,000.

#2 Connect existing exterior gutter (incl. extensions and connection) to existing stormlines in similar size/type: Whse E \$2,000, Flour Mill \$8,000, Feed Mill \$4,000. Total \$16,000.

#3 Temporary interior safety railings & plywood floor covering of openings as directed by Owner's Representative: Whse E \$1,000, Flour Mill \$6,000, Feed Mill \$1,000. Total \$8,000.

#4 Structural connection of west wall Feed Mill to Whse E east wall at intersect including bsmt, main, 2nd floor & roof. This item only applies if Feed Mill is demolished (Add Alt . #1 or Alt #2). Total \$30,000.

#5 Interior wood stairs for maintenance/attic access to Whse E north mezzanine area. This item only applies if Feed Mill is demolished (Add Alt . #1 or Alt #2). Total \$10,000.

#6 Repair sewer pressure line break in Naito; startup, test & O&M of existing sewer ejector pump. Note electrical service to sewage lift station is base bid work. Total \$40,000.

#7 Paint out graffiti on seawall. Total \$5,000.

#8 Connect underground Whse E to new gas meter; extend and connect new line to existing Whse E gas system; cap unused lines. \$10,000.

Bid Alternatives

In addition to furnishing the Owner a GMP for Phase 2 Base Bid Work, Contractor shall furnish the following Bid Alternate Estimated Prices with general scope of work that are either Additive or Deductive related to the alternate price related to those specific buildings. Other incidental and related work is not described below. Note: If the Owner elects to proceed with any Bid Alternative it will be Amended into the Contract as additional work. Decision on Bid Alternatives is not likely to occur until Summer of 2016.

Bid Alternate #1 - Demolition of Feed and Flour Mill Structures

ADD:

- Building Demolition & salvage work (Feed & Flour)
- Remove freight elevators (Feed & Flour)
- Disconnect & deactivate utilities (Feed & Flour)
- Historical Artifact Salvage incl 2 days crane work (Flour)
- Remove & Salvage & relocate within crane pick on-site Water Tower (Flour)
- Removal of basement slab, grading, hydroseed, cap stormlines (Feed & Flour)
- Fill vault bsmt (Feed)
- Cut bsmt wall along Naito (Flour)
- Fence along bsmt wall Naito (Flour) & seawall (Feed)
- New air compressor to serve Whse E - Risers 1,2,3 and 4.
- Infills to Whse E (Bsmt, Main & Mezz doors to Feed Mill)
- Structural connection of Feed Wall to Whse E (Allowance #4)
- Stairway internal Whse E to access mezzanine level (Allowance #5)

DEDUCT: New Base Bid Electrical Work to Feed & Flour
New Base Bid Architectural Work to Feed & Flour
Wall patching work related to Feed & Flour (Part Allowance #1)
Downspout & connections to stormlines (Feed & Flour) (Part Allowance #2)
Temporary safety railings & plywood floor (Feed & Flour) (Part Allowance #3)

Bid Alternate #2 - Demolition of Feed Mill Structure

ADD: Building Demolition & salvage work (Feed)
Remove freight elevator (Feed)
Disconnect & deactivate utilities (Feed)
Historical Artifact Salvage - small items only
Removal of basement slab, grading, hydroseed, cap stormlines
Fill vault bsmt (Feed)
Fence along seawall (Feed)
New air compressor to serve Whse E - Risers 1,2,3 and 4.
Infills to Whse E (Bsmt, Main & Mezz doors to Feed Mill)
Structural connection of Feed Wall to Whse E (Allowance #4)
Stairway internal Whse E to access mezzanine level (Allowance #5)

DEDUCT: New Base Bid Electrical Work to Feed
New Base Bid Architectural Work to Feed
Wall patching work related to Feed (Part Allowance #1)
Downspout & connections to stormlines (Feed) (Part Allowance #2)
Temporary safety railings & plywood floor Feed (Part Allowance #3)

Bid Alternate #3 - Demolition of Flour Mill Structure

ADD: Building Demolition & salvage work (Flour)
Remove freight elevator (Flour)
Disconnect & deactivate utilities (Flour)
Historical Artifact Salvage inc 2 days crane work (Flour)
Remove & Salvage & relocate within crane pick on-site Water Tower (Flour)
Removal of basement slab, grading, hydroseed, cap stormlines
Cut bsmt wall along Naito (Flour)
Fence along bsmt wall Naito (Flour)

DEDUCT: New Base Bid Electrical Work to Flour
New Base Bid Architectural Work (Flour)
Wall patching work related to Flour (Part Allowance #1)
Downspout & connections to stormlines (Flour) (Part Allowance #2)
Temporary safety railings & plywood floor (Flour) (Part Allowance #3)

Final Site Conditions

The goal of Phase 2 is to have the site fully stabilized, perimeter & edge controls in-place, all significant hazards abated or stabilized, all demolition temporary controls, debris and materials generated by Phase 1 and/or Phase 2 removed and site restoration work completed. This will enable the Owner to occupy, redevelop or use the site.

ATTACHMENT F

**Centennial Mills Demolition
1362 NW Naito Street
DRAFT Phase 2 Overwater Work
Best Management Practices (BMP's)
REVISED 2-21-2016**

Ph 2 Work Overview

Phase 2 work includes removal of the 44,730 square feet of concrete & wood deck and other horizontal supporting members over the water and removal of three existing wing walls below the deck surface. The project will not include dredging, dewatering, bank work, driven pile removal or other beach or sediment disturbance, except for removal of detritus and small amounts of building material that may fall back on the riverbank during the demolition process.

Specifically, Ph 2 demolition will remove the concrete wharf deck under Whse B, D and a portion of C; removal of wood deck overlain by a/c concrete topping under a portion of Whse C; removal of wood/steel and concrete/grid columns under entire wharf above the driven wood piles; removal of the North, Middle & South concrete wing walls and other related incidental work.

Upon establishment of the debris and sediment boom (and other upland BMP's) the Contractor will first remove the 2" asphaltic concrete deck topping overlain the wood deck in the Whse C area. Next, using a barge and landside heavy equipment the concrete & wood deck and underside wood/concrete grid will be removed above the driven wood piles along with wingwall removal.

Remove exposed concrete structures even with the bank surface or bank slope. Remove any exposed 3 side or more partially buried structures as marked or directed by PDC project representative. Wingwalls will be removed even with seawall or adjacent bankline. All demolition materials will be principally removed by land or using a contained barge.

To the extent practicable all removed materials will be handled to minimize entry into the waterway. Any wood debris within the containment area will be removed daily. Any larger than 2x2ft concrete pieces will be removed if they fall into the river or beach area. Specific BMP's follow below. Note - landside BMP's include conformance with DEQ 1200-c permit requirements File No. 124243 and City of Portland Stormwater BMP's #15-119430-CO.

The Phase 2 overwater demolition work is anticipated to start July 1, 2016 and be completed no later than October 31, 2016.

Phase 2 Over Water BMP's

The following BMP's will be implemented, monitored and work stopped, and additional BMP's implemented if evidence of impacts to the river occur.

1. Implement all landside BMP's set forth in DEQ 1200-c permit and City of Portland Stormwater BMP's. Provide protection for adjacent Tanner Creek Storm outfall.
2. Have ready to deploy a spill response kit to include absorbent boom. Perform BMP training for all workers working over the water.
3. Prior to commencing any overwater work, the Contractor will install a debris and sediment boom around the outside of the wharf (to include work barge) and maintain this boom during the duration of the over-water wharf work. The sediment boom will be pulled around the edge of structure to reduce risk of fish entrapment.
4. Flat top work barge secured (via spuds) abreast of work area on water to facilitate work and contained barge to hold any demolition materials. Barge will be moved adjacent to active work.
5. Remove asphaltic concrete deck topping prior to demolition of structure. Contain and manage all asphaltic materials to avoid any spillage to the river. Apply misted water dust control measures as necessary; adjust water to minimize discharge to river. Upon completion of a/c removal, HEPA vacuum underlain wood deck surface.
6. To the extent practicable, remove and handle wood, steel & concrete demolition materials in large pieces greater than 2x2ft. Deploy all necessary structure shoring, tie-backs and safety measures. Remove any prior installed cribbing and shoring. Remove large pieces of detritus materials on the riverbank as directed by PDC project representative.
7. Apply misted water dust control measures during active demolition, adjust water to minimize discharge to the river. Capture and treat any ponded water as may be necessary.
8. At least daily or more often if required, using a work boat remove and properly move to a secure stockpile area any visible floating debris contained within the sediment/debris boom.
9. To the extent practicable, large pieces (greater than 2x2ft) of concrete will be promptly removed from the work area and moved to a secure stockpile area.
10. Observe the river twice a day to observe any debris or visible turbidity sediment releases. Observations shall include one mid-morning and one mid-afternoon and log results on standard form.
11. Initiate turbidity monitoring consisting of one upstream and one downstream monitoring point. The upstream observed monitoring point should be at least 100 ft upcurrent, the compliance point shall be 300 ft downstream. If visible sign of turbidity is present then implement use of a calibrated NTU meter. If difference between each point is below 5 NTU work may continue. Recheck every two hours, until no visible

difference is noted. If NTU difference is between 5 and 49, adjust BMPS and work flow to eliminate sources. If difference is over 50 NTU, stop work immediately and contact PDC project representative. (note specific terms of this item may be superseded by the issued permit)

12. If discharge is observed from the site, work will be suspended and cause investigated. If discharge is not determined to be caused from the work site, work may be restarted. If cause of discharge can be isolated and remedied, work may be restarted by approval of PDC's Owners site representative.
13. Upon completion, deploy a large trackhoe magnet over the work area to collect all misc steel and rebar pieces. Small trackhoe equipment may be allowed on the beach area to facilitate final cleanup of small concrete debris 6x6" and larger as directed by PDC project representative. Care & caution should be used to minimize any beach disturbance and avoid any excavation and/or disturbance of sediments.
14. Upon completion, or as directed by PDC project representative, a diver will be sent below the surface to review the riverbed for signs of demolition debris to include large pieces of concrete that may have fallen in the river during demolition. A divers report after each dive will be prepared and used to determine scope and extent and to determine any necessary corrective actions.

RESOLUTION NO. 7177

RESOLUTION TITLE:

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A GUARANTEED MAXIMUM PRICE AMENDMENT TO THE CONSTRUCTION MANAGEMENT GENERAL CONTRACTOR CONTRACT IN AN AMOUNT NOT TO EXCEED \$4,643,727 FOR PHASE TWO OF THE SELECTIVE DEMOLITION OF CENTENNIAL MILLS

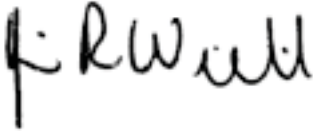
Adopted by the Portland Development Commission on April 20, 2016

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Tom Kelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Gustavo Cruz, Jr.	<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 Mark Edlen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner William Myers	<input 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 as duly recorded in the official minutes of the meeting.

	Date: April 29, 2016
Gina Wiedrick, Recording Secretary	