

1-13-1986

Phase Two Redevelopment Project South Park Blocks

Portland (Or.). Development Commission

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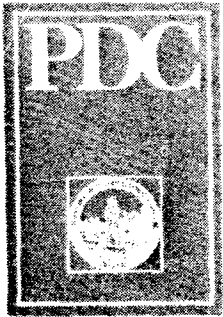
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January 13, 1986

**PORTLAND
DEVELOPMENT
COMMISSION**

Patrick L. LaCrosse
Executive Director

1120 SW. Fifth Avenue
Portland, Oregon 97204
(503) 796-5300
Telex 705132 PORTDEV PTL UD

TO: Interested Consultants
FROM: Lawrence L. Dully, Director of Development
Portland Development Commission *LLD*
SUBJECT: Request for Qualifications for Design Services for the
South Park Blocks

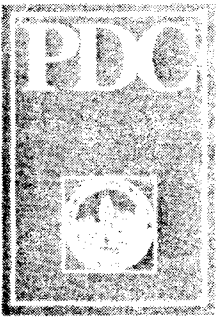
The Portland Development Commission, in conjunction with the Bureau of Parks and Recreation, invites you to submit your qualifications for design services for the redevelopment of three South Park Blocks. All applicants responding to this request must submit their qualifications no later than Monday, January 27, 1986, 12:00 p.m. Five copies are required at that time.

Information pertaining to submittal requirements is contained in the attached document. If you have any questions regarding the project, please call Marlene Salon at 796-5120.

*S. Park Blocks framework
was*

LLD:bls
Attachment

LARRY BROWN Call MM.
796-5332
PDC - S. Park Blocks
HOUSING - 2 Blocks
REHAB. of PARK BLOCKS.
#226 9th/10th
Market/Chry
#203 E. of F
Broadway/Park
large housing devel.



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*S. Park Blocks framework
Master Plan*

LLD:bls
Attachment

REQUEST FOR QUALIFICATIONS FOR
THE SOUTH PARK BLOCKS
PHASE TWO REDEVELOPMENT PROJECT

INTRODUCTION

The Portland Development Commission and the Bureau of Parks and Recreation are jointly managing the redevelopment of the three South Park Blocks between SW Salmon and SW Jefferson in downtown Portland. This project is an element of the Development Commission's South Park Block Urban Renewal Plan and will be paid for from tax increment proceeds. The City is seeking professional landscape architectural/urban design services for the detailed design of specific park improvements for these three blocks. Interested consultants should be prepared to begin work on the project in early January, 1986. Construction is planned for 1986-87.

This project is intended as a continuation of the South Park Blocks Phase One Redevelopment Project completed by the Bureau of Parks and Recreation in 1984. The recently completed renovation of the three blocks between SW Jefferson and SW Market provides a basic structure and materials palette that should be continued in the design of the remaining blocks. The goals and recommended improvements contained in the 1980 SOUTH PARK BLOCKS FRAMEWORK MASTER PLAN will guide the redevelopment process. The SOUTH PARK BLOCKS FRAMEWORK MASTER PLAN outlines a concept that emphasizes the formal structure and pedestrian function of the South Park Blocks. It proposes the coordinated renovation of the Park Blocks, improvements to enhance the relationship between the park and adjacent properties, a de-emphasis of SW Park and SW Ninth as traffic streets, and the creation of an environment which can attract and maintain residential and cultural uses.

The improvements constructed in 1984 on the three blocks between SW Jefferson and SW Market are consistent with the above stated guidelines and historic evolution of the Park Blocks. The "soft" landscaped character of the Park Blocks was strengthened by a substantial widening of the turf area which accomplished added protection for the established trees on the park's perimeter as well as a de-emphasis of the adjacent rights-of-way as traffic streets. A double promenade with mid-block plazas and mid-block walkways forms the basic structure of the design. Ample lighting illuminates both the interior of the blocks and adjacent rights-of-way.

SOUTH PARK BLOCKS HISTORY AND DESCRIPTION

The South Park Blocks occupy a prominent position in downtown Portland, Oregon. Located along SW Park and SW Ninth between SW Salmon and SW Jackson Streets, these blocks provide the only open space within the City's RX zone. The RX zone is the area of downtown designated for high density residential development.

The Park Blocks were dedicated for park use in 1852 by Daniel Lowndale, a local businessman. Lowndale's donation had been prompted by a tour he made of European cities where he had witnessed the practice of creating urban open spaces, plazas and landscaped promenades. Impressed with the impact these parks had upon the image and economic value of a community and

well-being of its citizens, he dedicated the South Park Blocks at a time when the City of Portland contained only 1,000 people clustered along the banks of the Willamette River.

During the 1870's, the area adjacent to the South Park Blocks developed into a residential neighborhood. It was also during this time period that several educational and religious institutions were attracted to the perimeter of the park.

In 1885, the City appointed its first "park keeper", and the South Park Blocks began to develop as a formal promenade. Early park improvements included the removal of tree stumps, planting of formal rows of elm trees, and seeding of the open space with grass.

During the 1880's and 1890's, many of the adjacent blocks were subdivided for modest priced residential homes. A decade later, apartment development began adjacent to the South Park Blocks.

The formal park landscape was augmented over the years with pathways, lighting, park furniture and sculpture. In the 1920's and 1930's, additional institutional buildings were constructed adjacent to the South Park Blocks. The Masonic Temple was completed in 1927, and the Portland Art Museum opened its first wing in 1932. In 1952, Portland State University established its campus around the SW Market to SW Jackson Streets segment of the South Park Blocks. These six blocks were redeveloped by the University in the 1970's into a traffic-free campus mall. In the 1960's, the Oregon Historical Society constructed its main headquarters across from the Portland Art Museum. The most recent addition to the South Park Blocks is the Portland Center For The Performing Arts along the southeast boundary of the park. Additional public and private improvements are currently being planned and promoted as part of the Portland Development Commission's 1985 South Park Block Urban Renewal Plan.

Programmed activities in the South Park Blocks currently include:

1. Art Quake, Portland's annual end-of-summer arts festival.
2. Park Block Revels, an annual mid-winter fair sponsored by the adjacent cultural and religious institutions.
3. Concerts, sponsored by the Park Bureau and adjacent institutions.

PROJECT GOAL:

This project addresses the need for rehabilitation of a historic park that is a significant community asset. The proposed improvements are intended to provide for a vastly improved open space resource that will reflect the community's recreational, cultural, and housing objectives for the South Park Blocks area as well as reduce the City's park maintenance and operations costs. The completed project is intended to help identify the institutions adjacent to the park as a cultural district of regional significance. To the degree compatible with the South Park Blocks Framework Master Plan and the 1984 South Park Block improvements, the project is intended to retain the maximum number of on-street parking spaces to serve the institutions in the area.

SCOPE OF THE PROJECT:

The project site is defined as SW Jefferson on the south, SW Salmon on the north, SW Ninth on the east, and SW Park on the west.

Specific improvements will include, but are not limited to:

1. Demolition of existing concrete and asphalt paving and miscellaneous site furnishings.
2. Reconstruction of the pathway system.
3. Provision of a paved central activity area in each block.
4. Installation of an automatic irrigation system.
5. Installation of new lighting and site furnishings.
6. Realignment of the curbs on the east and west sides of the park.
7. Restoration of the Shemansky Fountain.

Detailed design of the improvements listed above should be based on the design and program goals outlined in the SOUTH PARK BLOCKS FRAMEWORK MASTER PLAN as well as a current assessment of the needs of existing and future user groups. It is assumed that the general block layout and materials palette used in the Phase One Project will be repeated to create a harmonious, unified design statement.

WORK PROGRAM FOR SCOPE OF SERVICES

PHASE ONE -- Data Collection, Assessment, Program Development

I. TASKS:

- A. Hire a licensed civil engineer to develop a detailed topographic survey of the project area. Confirm survey requirements with the permit section of the Bureau of Transportation Engineering. Review surveyor's scope of work with Park Bureau prior to commencement of fieldwork.
- B. Inventory existing physical and visual conditions.
- C. Develop Design Program.
 1. Collect and review all data from various City agencies relevant to the project. This task includes, but is not limited to collection and review of the following:
 - a. South Park Blocks Framework Master Plan 1980.
 - b. Specs and drawings of the 1983-84 Phase One Redevelopment Project.

- c. "As-Builts" from the Mt. Tabor Yard record drawings file.
- d. Arboriculturist's evaluation of the trees provided by the Park Bureau.
- e. Street improvement plans and architectural plans for the Performing Arts Center.
- f. Information provided by the Portland Development Commission including the South Park Blocks Urban Renewal Plan.

- 2. Meet with PDC staff and Park Bureau staff in planning, maintenance and cultural programming to identify design issues, park needs and maintenance considerations and capabilities.
- 3. Review and refine a design program provided by the City's Project Manager.
- 4. Based on recommendations in the 1980 Framework Master Plan and current user needs, assess the suitability of the current locations of the Shemansky Fountain and Lincoln Statue within the South Park Blocks. (It is anticipated that these features will remain part of the South Park Blocks but may be relocated within the project area.)
- 5. Assess the cost of restoring the Shemansky Fountain using a qualified sub-consultant.
- 6. Meet with representatives of City agencies as necessary to discuss design issues as they arise.

D. Schematic Design:

- 1. Prepare alternate designs with preliminary cost estimates for the project.
- 2. Review with City's Project Manager, PDC, Park Bureau and other City staff.
- 3. Present recommended schematic design(s) to Design Review Commission staff at a pre-application meeting. Present to other City commissions, bureaus and agencies as necessary.

II. PRODUCTS:

- A. Written and graphic inventory of existing physical conditions highlighting opportunities and constraints.
- B. Written program statement identifying design opportunities for the interiors of the blocks.
- C. Schematic design plans, sketches, and preliminary cost estimates.

PHASE TWO -- Design Development

I. TASKS:

- A. Refine design solution based on reviews and prepare a final design solution.
- B. Review with City's Project Manager, PDC, Park Bureau and other City staff.

- C. Prepare an application for formal Design Review Commission review and assist the City's Project Manager in presenting the proposed plan to the Commission and City Council as necessary.
- D. Finalize the design solution.

II. PRODUCTS:

- A. Design development plans, sections, elevation, and cost estimates.
- B. Materials for Design Review application and presentation.
- C. Design Review approval.

PHASE THREE -- Construction Documents

I. TASKS:

- A. Prepare final technical specifications, plans and final cost estimates. Specifications to include state-of-the-art tree protection measures for during and after construction.
- B. Review progress of work at regular intervals with the City's Project Manager.
- C. Assist the City's Project Manager in applying for the necessary right-of-way and building permits.

II. PRODUCTS:

- A. Eight sets of construction documents and four sets of final cost estimates for Park Bureau and PDC review and approval.

PHASE FOUR -- Bidding

I. TASKS:

- A. Attend prebid conference.
- B. Prepare addenda, if necessary, for PDC to issue 5 days before bid opening.
- C. Review and advise on substitution requests.
- D. Revise plans and specifications if bids received are above and beyond the available construction budget.
- E. (PDC will be responsible for soliciting bids and awarding the construction contract.)

PHASE FIVE -- Construction Administration

I. TASKS:

- A. Assist the Portland Development Commission in carrying out its administrative responsibilities during construction. (PDC will provide administration of the construction contracts.) This includes periodic site visits, review of submittals, preparation of documents to support change orders, preparation of punchlists, review of construction methods and materials, and interpretations of the construction documents.

PROJECT MANAGEMENT:

The selected consultant will enter into a contract with the Portland Development Commission. The project will be jointly managed by the Portland Development Commission and the Portland Park Bureau. Daily management of all aspects of the planning, detailed design and construction document phases of the project will be coordinated by the Park Bureau's representative, Marlene Salon. PDC project coordinator for the South Park Blocks Urban Renewal Area Plan, Larry Brown, will monitor the project budget and handle all procedural matters requiring Commission approval. The public approval process will be jointly managed by Park Bureau and PDC staff. PDC staff will be responsible for bidding, awarding the construction contract, and daily administration of the construction contract. During the construction phase of the project, responsibility for direct communication with the design consultants will shift from the Park Bureau to PDC staff.

SUBMITTAL INFORMATION:

Five copies of each firms qualifications must be received no later than 12:00 p.m., January 27th, 1986. All submittals should be labelled THE SOUTH PARK BLOCKS and addressed or delivered to the Portland Development Commission, Downtown Development, (Attn: Marlene Salon), 1120 SW Fifth Ave., 11th Floor, Portland, Oregon 97204.

The submittal should contain the following information:

1. A letter of transmittal stating the firm's interest in being considered for the project.
2. A statement of qualifications indicating the firm's past experience on similar projects. The names, qualifications and examples of work for both the firm and personnel that will be working on the project. Identify the role of individuals to be assigned to the project. Clearly indicate previous clients for similar projects and the name and telephone number of a reference for each project.

INFORMATION:

All questions regarding this project should be directed to Marlene Salon, at the Park Bureau, 1120 SW Fifth Ave., Room 502, Portland, Oregon, 97204-1976, 796-5120.

Copies of the SOUTH PARK BLOCKS FRAMEWORK MASTER PLAN are available at the Park Bureau and copies of SOUTH PARK BLOCKS URBAN RENEWAL AREA PLAN are available at the Portland Development Commission.

MS:jke§
1/6/86