

Agenda Item Number 12.C.

Park Place Building Schedule

Presenter: Bob Swank

Action Recommended: None. Information Only

Background:

On January 3, 2008, Lane Council of Governments purchased the Park Place Building, formerly known as the Aster Building, on Willamette between 8th Avenue and Broadway. The fourth and fifth floors are similar in size to the space that LCOG currently occupies in the Wells Fargo Building. LCOG plans to move its Wells Fargo offices to these floors.

At its April meeting the LCOG Executive Committee adopted findings that support pursuing a Construction Manager/General Contractor contract (CM/GC) for the construction of the new LCOG offices. The Executive Committee also conducted a public hearing to provide the opportunity for public comment on the CM/GC recommendation. There were no comments from the public, so the Committee proceeded to approve the execution of a CM/GC contract for the construction of the improvements.

The schedule for improvements for the new LCOG offices started this week, with the selection of a contractor for the CM/GC contract. After the contract has been negotiated a detailed construction schedule will be available. However, the completion date stated in the RFP for this contract did specify that construction would be completed by August 21. This will allow LCOG to move its entire Wells Fargo office to the Park Place Building over the Labor Day weekend.

There are a couple of options for financing the improvements. Umpqua Bank is aware of the need to finance the improvements but did not want to include that money in the purchase financing. The plan with the Bank was to talk about financing the improvements when the cost and schedule are known. Another opportunity is to refinance the Springfield Building or both buildings with tax exempt financing through Wells Fargo Bank that would be less expensive than the existing loans.