

IN CONSIDERATION OF RESOLUTION NO. 26-5602, FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE BIDDING AND PROCUREMENT OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE ARLENE SCHNITZER CONCERT HALL HVAC EQUIPMENT REPLACEMENT.

Date: April 27, 2026

Department: P'5, Capital Asset Management

Meeting Date: May 28, 2026

Prepared by: Kristin Hennings,
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Presenters:

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Length: 10 minutes

ISSUE STATEMENT

Metro Council is asked to consider approving the resolution to authorize an exemption to the competitive bidding procedures, and authorizing procurement of a construction manager and general contractor.

A facilities conditions assessment was performed in early 2026 showing that the HVAC equipment (chiller, boilers, and an air handling unit) for the Arlene Schnitzer Concert Hall is past its useful life. This upgrade is essential to ensure reliable heating for the facility, reduce operating costs, and improve overall energy efficiency.

The attached resolution and findings in Exhibit A describe the specialized nature of this project. Based on these findings, the Metro procurement manager believes that a value-based selection process is more appropriate than a traditional, competitive bid (which solely considers lowest bid price). CPMO staff and the Office of the Metro Attorney concur.

ACTIONS REQUESTED

Adopt Resolution 26-5602 to pursue the alternative procurement of Construction Manager General Contractor Services by a competitive Request for Proposals for the Arlene Schnitzer Concert Hall HVAC Equipment Replacement Project. This will allow Metro to consider cost as well as experience and expertise in completing similar projects and in selecting the most advantageous contractor for this project.

IDENTIFIED POLICY OUTCOMES

A value-based selection process will enable P'5 to meet its goals and advance its mission. Metro's Sustainable Buildings and Sites Policy will be implemented as well as the Strategic Plan to Advance Equity, Diversity and Inclusion, Clean Air Construction Policy, Construction Careers Pathways Policy and Contracting Equity Policy.

POLICY QUESTIONS

How well does the Resolution advance the agency's goals and needs by reducing liability and revenue risks and providing a foundation of cooperation in which a high-quality result may be achieved on schedule and on budget?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Adopt the Resolution approving the exemption from competitive bidding in favor of CM/GC project delivery method.
- Procure contractor using the traditional ITB procurement process.

STAFF RECOMMENDATION

Staff recommends that Council, acting as the Local Contract Review Board, approve an exemption from competitive bidding for the Arlene Schnitzer Concert Hall HVAC Equipment Replacement Project, authorization of procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorize the execution of the resulting CM/GC contract by the Chief Operating Officer in a form to be approved by the Office of Metro Attorney.