

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. XXXXX FOR THE PURPOSE OF AUTHORIZING AN EXEMPTION FROM COMPETITIVE BIDDING AND AUTHORIZING PROCUREMENT OF GENERAL CONTRACTOR/CONSTRUCTION MANAGER SERVICES BY COMPETITIVE REQUEST FOR PROPOSALS FOR THE ARLENE SCHNITZER CONCERT HALL ROOF REPLACEMENT & STRUCTURAL UPGRADES

---

Date: September 5, 2023

Prepared by: Nancy Strening

Department: CPMO/P5

Presenter: Julie Hoffman, Nancy Strening

Meeting Date: September 28, 2023

Length: 15 minutes

#### BACKGROUND

The roof system at the Arlene Schnitzer Concert Hall has reached the end of its useful life. There are varying elevations and system needs across the various sections of the building (stage, audience chamber, lobby, etc.) A system of access ladders provides connections between the roof surfaces, and these ladders were not designed to modern structural codes and must be replaced. Additionally, the seismic bracing of the parapet walls is not up to modern structural code requirements, and much of the sheet metal cladding has failed and must be replaced.

An alternate, qualifications based procurement method, a Request for Proposals, enables Metro to specifically request and qualitatively evaluate proposers' prior experience with the unique parameters of the project including experience with tight city sites, exposure to and expertise in roof system installation, demonstrated successes with compressed schedules, keeping staff, clients and the public safe and comfortable during the project, and their approach to COBID outreach and partnership and workforce diversity. This delivery method offers a better ability for public agencies to increase the use of COBID firms in sub-contracting opportunities.

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). Portland's and cPMO staff, as well as the Office of the Metro Attorney concur.

Therefore, staff seeks Council authorization to pursue the alternative procurement of Construction Manager/General Contractor Services by a competitive Request for Proposals, for the Arlene Schnitzer Concert Hall City Roof Replacement. 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.

## ANALYSIS/INFORMATION

1. **Known Opposition** None
2. **Legal Antecedents** LCRB Rule 49-0620(1), 49-0130, 49-0630, 49-0640, and 49-0690; Oregon Revised Statutes 279C.335 and ORS 279C.337.
3. **Anticipated Effects** Public procurement process will be open and competitive, but items other than cost will be considered in the awarding of the contract. Increased use of COVID subcontractors is anticipated.
4. **Budget Impacts** The RFP process offers safeguards for schedule and cost control of the project, including early involvement by construction contractor in the design process, as well as limited change orders.

## RECOMMENDED ACTION

Metro Council, acting as the Local Contract Review Board, approves an exemption from competitive bidding for the Arlene Schnitzer Concert Hall Roof Replacement, and authorizes procurement of a Construction Manager/General Contractor by request for competitive proposals, and authorizes 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.