

## **STAFF REPORT**

IN CONSIDERATION OF RESOLUTION NO. 18-4941 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 ANTOINETTE HATFIELD HALL ROOF REPLACEMENT AND PARAPET REPAIR

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Prepared by: Nancy Strening

### **BACKGROUND**

Hatfield Hall roof is original to the building from 1987 and has undergone decades of patching and partial repairs. It has reached the end of its useful life. The Exterior Insulated Finish System (EIFS) parapet wall panels are damaged by water infiltration, which is caused by a faulty construction detail where the roof system meets the parapet wall. Water has also infiltrated the space between the roof deck and the lightweight concrete insulation, causing leaks into the interior of the building. A new roof will not be effective in preventing water infiltration if the parapet wall correction is not made, therefore the design recommendations for those repairs shall be included in the scope.

Carleton Hart Architects (CHA), along with their consultant Professional Roof Consultants, has studied the conditions extensively, has made design recommendations, and is in the process of design development for the project.

Certain areas of the roof have been identified as good candidates for a green (vegetative) roof system, and CHA will provide a design solution for those areas. The intent is to develop an alternate price/cost for those areas for consideration by Metro and P-5.

In addition to the delivery, staging, and installation of new materials, the scope will include the demolition and removal of all existing roofing material, lightweight concrete insulation, and damaged parapet wall materials. All of this will take place on a tightly constrained urban site. Work must be performed during the dry season, which is also when P-5's Main Street programming takes place, rendering the north side of the building off limits for staging & logistics. As such, it is imperative that a contractor with expertise and experience working on such tight urban sites be selected for the project.

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 building envelope systems, demonstrated successes with compressed schedules, and their approach to the 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.

This project has been selected to participate in the Property and Environmental Services (PES) Department of Metro's NAMC-Or/Metro Solicitation Review Project, which aims to 1) achieve goals identified in Metro's Strategic Plan to Advance Racial Equity, Diversity, and Inclusion, 2) help PES and project managers learn ways to increase participation of COBID firms directly from the COBID Community, and 3) identify and eliminate barriers for minority owned businesses to compete for PES contracts.

Metro & NAMC-Or staff conducted an assessment of the procurement process for the Antoinette Hatfield Hall Roof Replacement and Parapet Repair project, applying a racial equity lens to the entire process. This project will provide guidance and recommendations for ways to incorporate racial equity into the procurement process, helping PES/Metro and COBID contractors be more successful.

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 General Contractor Services by a competitive Request for Proposals, for the Antoinette Hatfield Hall Roof Replacement and Parapet Repair. 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, 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 COBID 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**

The Chief Operating Officer recommend adoption of Resolution No. 18-4941.