

## **STAFF REPORT**

IN CONSIDERATION OF RESOLUTION NO. 20-5075 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 OREGON CONVENTION CENTER VIP SUITE B AND PREFUNCTION A & C RESTROOMS

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Date: January 30, 2020

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### **BACKGROUND**

Oregon Convention Center was built in 1987 and has undergone decades of patching and partial repairs. Many portions or sections of it have reached the end of their useful life. There is a need to perform renovations of underutilized or dated spaces to create new, highly flexible and functional space with upgraded finishes and infrastructure. VIP Suite B as well as the restrooms located in both Prefunction A & C fall into this category and are in need of renovating.

Merryman Barnes Architects (MBA) and their design team have made design recommendations and are in the process of completing schematic design development for the project.

In addition to the delivery, staging, and installation of new materials and upgrades to the mechanical system in VIP Suite B, the scope for both projects will include the demolition and removal of all existing plumbing fixtures, flooring, wall treatments, lighting, casework and lighting. The value of this work is approximately three million dollars.

Generally this type of work is solicited using an Initiation to Bid. 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.

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). Oregon Convention Center 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 Oregon Convention Center VIP Suite B and Prefunction A & C Restrooms. 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 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**