

STAFF REPORT

IN CONSIDERATION OF RESOLUTION NO. 20-5077 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 STAFF SPACE RENOVATIONS PROJECT

Date: January 22, 2020
Department: Oregon Convention Center

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ACTION REQUESTED

Approve the recommendation to authorize the alternative procurement of Construction Manager General Contractor services by a competitive Request for Proposals, for the Oregon Convention Center Staff Space Renovations project.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

- **Known Opposition:** None
- **Legal Antecedents:** LCRB Rule 49-0620(1), 49-0130, and 49-0690; Oregon Revised Statutes 279C.335 and ORS 279C.337.
- **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.
- **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.

BACKGROUND

The Oregon Convention Center is beginning a project to renovate staff areas to increase workplace density, improve conditions, strategically align work groups, and improve guest experience. Since opening in 1990, the Oregon Convention Center has understandably prioritized building space for event and public use. Over 30 years, existing offices and interstitial spaces have been adapted without specific standards to accommodate growing staff needs.

In 2019, a cross-divisional internal work group worked with Convergence Architecture to create a plan for space for growing staff, codify new workplace standards that address equity, emerging work trends, and prioritize needs. From this work, four areas were identified as top priorities for renovation. Future projects would address the deferred lower priorities. The top four priorities are:

- **River Room** – this unoccupied area in the building will be renovated into offices to provide space relief to growing staff population, as well as a new, secure “staff only” building entrance separate from public lobbies

- North Holladay Office – these offices will be renovated to increase workplace density, security, improve HVAC and circulation
- Guest Services – in addition to renovating offices to meet new density and quality standards, this phase of work will include public guest amenities in a new highly-visible reception, business center and public safety hub at the MLK lobby
- King Boardroom – this phase of work addresses the relocation of building reception to the new Guest Services Hub by reconfiguring the former reception/entry to King Boardroom, adding a vestibule and prioritizing secure access to administration areas

These four areas constitute a single project of inter-linked phases whereby staff will be rearranged and moved corresponding with completion of each phase. The value of this work is approximately \$3.5 million. This work will be performed while the Oregon Convention Center is occupied and operational.

For this project the Metro procurement manager believes that a value-based selection process for a Construction Manager General Contractor is more appropriate than a traditional, design-bid-build process (which solely considers lowest bid price). An alternative 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 occupied, operational sites; demonstrated successes with compressed schedules; cost control; limited staging space and phased construction. Metro can also evaluate proposers' approach to Certification Office of Business Inclusion and Diversity (COBID) subcontractor outreach and partnership as well as 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 further describe the specialized nature of this project and advantages of Construction Manager General Contractor delivery method. Oregon Convention Center, CPMO staff, and the Office of the Metro Attorney concur with these findings.

Therefore, staff seeks Council authorization to pursue the alternative procurement of Construction Manager General Contractor services by a competitive Request for Proposals, for the Oregon Convention Center Staff Space Renovations 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.

ATTACHMENTS

Exhibit A: Findings in Support of an Exemption from Competitive Bidding and Authorizing the Procurement by RFP of General Construction Services for Oregon Convention Center Staff Space Renovations Project.