

**METROPOLITAN EXPOSITION-RECREATION COMMISSION**

**RESOLUTION NO. 2000-03**

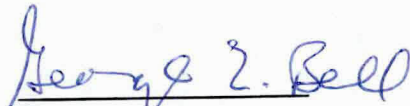
Authorization for staff to issue Request for Proposals for Construction Manager/General Contractor Services for the Oregon Convention Center Expansion Project.

The Metropolitan Exposition-recreation Commission finds:

1. WHEREAS, the expansion of the Oregon Convention Center would improve and increase the utilization of regional convention and exhibition facilities by allowing larger and multiple clients to use the facility;
2. WHEREAS, the Metro Council and Metropolitan Exposition-Recreation Commission have directed Metro and MERC staff to proceed with a major expansion of the Oregon Convention Center;
3. WHEREAS, Metro and MERC staff have prepared a Request for Proposals for Construction Manager/General Contractor Services for the project which contemplates the utilization of the Construction Manager/General Contractor method, an alternative contracting process;
4. WHEREAS, the Metro Council has authorized the Metropolitan Exposition-Recreation Commission to utilizes the Construction Manager/General Contractor process;


BE IT THEREFORE RESOLVED that the Metropolitan Exposition-Recreation Commission authorizes staff to issue a Request for Proposals, pursuant to Commission policies and procedures, for Construction Manager/General Contractor Services for the Oregon Convention Center Expansion Project.

Passed by the Commission on January 19, 2000.

  
Chairman

  
Secretary/Treasurer

Approved as to Form:  
Daniel B. Cooper, General Counsel

By:   
Kathleen A. Pool, Senior Assistant Counsel

## **MERC STAFF REPORT**

**Agenda Item:** Authorizing staff to issue Request for Proposal for Construction Manager/General Contractor Services for Oregon Convention Center Expansion Project.

**Resolution 2000-03**

**Date:** January 19, 2000

**Presented by:** Jeff Blosser and Scott Moss

### **Background Analysis:**

A major expansion of the Oregon Convention Center has been authorized by Metro and MERC. Preliminary planning anticipates adding approximately 330,000 square feet of exhibit, ballroom, meeting room, lobby and related space and sub-surface parking for approximately 1200 vehicles. A funding package is currently being finalized which is expected to be approved by the interested parties, including Metro, MERC, Multnomah County and the City of Portland by Spring of 2000. A Request for Proposals (RFP) for Architectural Services was issued and a contract is expected to be imminently awarded to the selected firm – Zimmer Gunsul Frasca Partnership of Portland, Oregon.

In order to maintain the aggressive schedule which has been established for the project, Metro and MERC staff are recommending the use of the Construction Manager/General Contractor (CM/GC) process for this project and have prepared a Request for Proposals (RFP) for such services. The CM/GC process, which has been utilized by Metro and MERC successfully on past project, is an alternative contracting method that must receive prior authorization by the Metro Council acting as the Contract Review Board. This authorization was received at the December 16, 1999 Metro Council meeting via Resolution No. 99-2872. Metro and MERC staff are now requesting authorization to proceed to issue the Request for Proposals for CM/GC Services at this time. The same selection committee which was established to review and make recommendations to staff for the architectural services contract will be utilized for this construction manager/general contractor process.

In addition to the MERC standard practice of including the requirements of Metro's Goodfaith Program for WBE/MBE/ESB Utilization for major construction projects, this RFP also includes the requirements of the Workforce Training and Hiring Program which encourages participation of both women and minority apprentices on the job. This program, which is currently utilized by the City of Portland and Multnomah County, has historically increased participation of women and minority construction workers on past projects.

**Fiscal and Budget Impacts:**

The utilization of the CM/GC method will result in two separate contracts upon selection of the most qualified firm. The first of these contracts will be for pre-construction services and will include project planning and scheduling, value engineering, estimating and other related services. The second contract would be for construction of the 330,000 square foot expansion. Together these two contracts are estimated to cost \$86,000,000 and will make up the major component of the overall project budget of \$106,000,000.

**Recommendation:**

Staff recommends that the Metropolitan Exposition-Recreation Commission authorize the issuance of the Request for Proposals for Construction Manager/General Contractor Services in order to identify and select the most qualified construction firm for the project. The selection committee's recommendation to staff will be brought forward to the Commission for final contract award.