

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION NO. 99-10


Authorization for staff to issue Request for Bids for construction services and equipment for the Dimmer Control Replacement Project at Civic Auditorium of the Portland Center for the Performing Arts.

The Metropolitan Exposition-Recreation Commission finds:

1. That the existing production lighting dimmer control system for the stage area of the Civic Auditorium, installed as part of the major building remodel in 1967, has become obsolete in the industry; is difficult to repair as replacement parts are scarce or not available; and is failing with increased frequency.
2. That the approved 5-year Capital Improvement Plan and capital budget for PCPA in Fiscal Year 1999-2000 include replacement of the production lighting dimmer control system for the building, at an estimated cost of \$250,000.
3. That implementation of the project requires complete shut-down of the building for a minimum period of 4 weeks of continuous time, with the only schedule opportunity for such closure occurring between mid-June and mid-July, 1999.
4. That the formal competitive bid process required for the project must be completed in April and May, 1999, in order for the selected and approved contractor to proceed with procurement of equipment and construction installation in the narrow time available in the hall.

Be it therefore resolved that the Metropolitan Exposition-Recreation Commission authorizes staff to issue a request for bids, pursuant to Commission policies and procedures, for services required to complete the Dimmer Control Replacement Project at Civic Auditorium.

Passed by the Commission on April 7, 1999.



Chairman



Secretary/Treasurer

Approved As to Form:

Daniel B. Cooper, General Counsel

By: 

Kathleen A. Pool
Senior Assistant Counsel

MERC STAFF REPORT

Agenda Item/Issue: Authorizing staff to issue Request for Bids for construction services and equipment for Dimmer Control Replacement Project at Civic Auditorium of the Portland Center for the Performing Arts.

Resolution No: 99-10

Date: April 7, 1999

Presented by: Harriet Sherburne and Mark Hunter

Background: When Civic Auditorium underwent major reconstruction in 1967, it was outfitted with stage equipment, including lighting and sound systems, which met high industry standards of the time. Although these systems were "work horses" of the industry, they have become obsolete as the production requirements for local and national touring performances have increased dramatically. There has been a companion revolution in technology – including proven computer control systems that are energy efficient and reliable. Because most comparable theatre facilities have replaced their equipment of the 1960's, the manufacturer no longer fabricates or stocks replacement parts for the dimmer controls which affect Civic Auditorium lobbies, seating areas and stage facilities.

For many years, capital improvement plans for PCPA have included replacement of the production lighting dimmer control system – with action deferred because of lack of funds. The situation has now become urgent as the system fails with increasing frequency, and each repair requires a national search for replacement parts. As with the failure of the controls at the Arlene Schnitzer Concert Hall in 1998, the Civic Auditorium is in danger of going dark at the same time that it is heavily booked for national and local productions. Due to the cancellation of "Show Boat", there are dates in June and July when the hall can be shut down for 4 weeks to install a new system, including major re-wiring in the stage area.

Because of the scope of the project and the narrow time available in the schedule of the hall, it is essential that bidding on the project occur in April, with contract approval and authorization to proceed at the earliest possible date. The selected contractor will be required to have replacement equipment and materials on the job site at the time the hall can be shut down, and installation can proceed. Work must be completed by July 18 for arrival of a popular touring Broadway show for a 2-week run.

Fiscal Impact: Capital Projects authorization and funding for this project are included in budgets for FY 1999-2000; there are sufficient uncommitted resources in the PCPA budget for FY 1998-99 to initiate early bidding and contracting of the project to meet the tight schedule opening for the facility. Capital project funds and authorization are available in both fiscal years sufficient to cover the project.

Recommendation: Staff recommend that they be authorized to proceed with Request for Bids to identify a contractor qualified to complete the project; the selection of qualified bidder and authorization for contract will be subject to approval by the Commission.

INVITATION TO BID

Sealed bids for the Portland Center for the Performing Arts (PCPA) Portland Civic Auditorium (PCA) Production Lighting Control System Replacement project must be delivered to MERC Offices, 777 NE Martin Luther King Boulevard, Portland, OR 97232, to the attention of Mark Hunter, Project Manager, no later than April 29, 1999 at 3:00pm. At that time, the Bids will be opened and publicly read aloud in the MERC conference room.

The Work contemplated consists of all equipment, materials, and labor as necessary to replace the existing Production lighting dimmers, the Production lighting control console, and to replace, upgrade and/or install control panels, control wiring and other stage wiring as described in the Project Specifications. The project also includes the modification and/or distribution of power available for production lighting equipment, fixed and portable, as described in the Project Specifications. The location of the Work will be at the PCPA Portland Civic Auditorium, 222 SW Clay Street, Portland, Oregon.

Each Bid must be submitted on the prescribed form and accompanied by a certified check or cashier's check or Bid Bond executed on the prescribed form, payable to MERC in the amount of ten percent (10%) of the total bid amount. The Bid and bid security should be delivered in a sealed envelope marked "PCA Production (Stage) Lighting Control System Replacement, Attention: Mark Hunter."

The successful bidder will be required to furnish the necessary additional bonds for the faithful performance of the Contract and for the payment of all persons supplying labor and materials as prescribed in the Contract Documents.

Before a contract is awarded, MERC may conduct such additional investigations as are necessary to determine whether a bidder is qualified. Upon request, the Bidder shall promptly submit such additional information as deemed necessary by MERC to evaluate the Bidder's qualifications.

This is a public works project. By signing and submitting a Bid for this project, the Bidder certifies that it will comply with ORS 279.350, requiring payment of prevailing wage rates.

Each Bid must contain a statement as to whether the Bidder is a resident bidder, as defined in ORS 279.029.

Bidders and Subcontractors must be registered with the Oregon Construction Contractor's Board pursuant to ORS 701.035-90.

Due to the nature of the Public Events Facility industry, it will be necessary for the Contractor to work closely with the Project Manager and Site Contact personnel to coordinate day-to-day logistical requirements for the benefit of the Contractor and to afford Owner staff the necessary time to perform event or non-event related functions. **Dust control and protection of exposed construction materials will be necessary at all times.**

Products or materials that are different than those called out in the specification may be considered for bidding purposes only if requested by the bidder in writing at least five (5) working days prior to the bid opening and only if “approved equal” in writing by the Owner at least two (2) working days prior to the bid opening. Following bid opening, product or material substitutions will only be made at the request or discretion of the Owner.

MERC reserves the right to reject all Bids or any Bids not conforming to the intent and purpose of the Contract Documents, to reject for good cause any and all Bids upon a finding of MERC that it is in the public interest to do so or to waive any informality or irregularity in any Bid or Bids. MERC further reserves the right to award the Contract at any time within ten (10) days following the Bid opening date.

Information Contact - Project Manager and Site Contacts

For information concerning the proposed work or any other issues relating to these Bid Documents and Project Specification, contact:

Mark Hunter, Construction/Capital Projects Manager, MERC, (503) 731-7827

Site contacts for logistical issues will be:

Steve Crick, Stage Supervisor, PCPA, (503) 796-6506

Don Scorby, Operations Manager, PCPA, (503) 274-6576