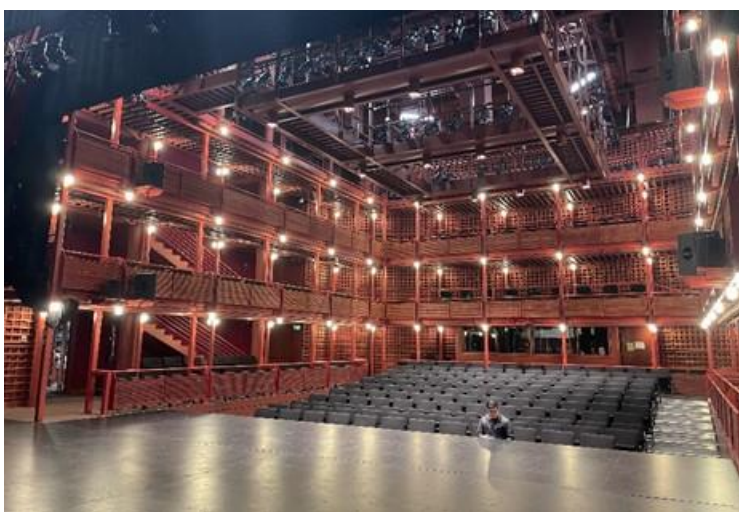
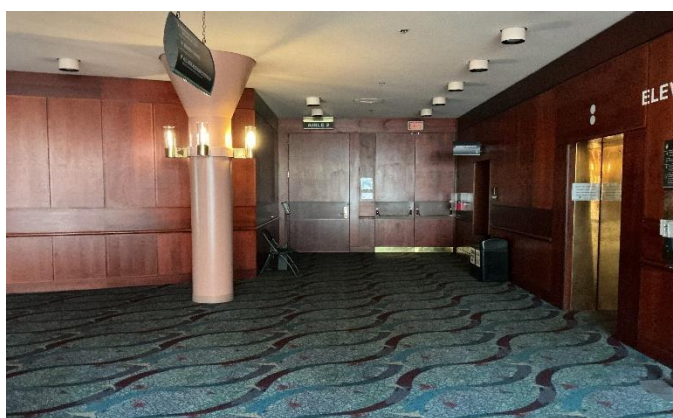




Metro Portland'5 Centers for the Arts

Executive Summary for

Antoinette Hatfield Hall

February 27, 2026 | Prepared by: Sätzän Group

1. Building Executive Summary

Purpose and Scope of the Assessment

On November 18, 2025, Săzăn Group (Săzăn) conducted a Facility Condition Assessment (FCA) of three Portland's Centers for the Arts facilities, including Antoinette Hatfield Hall (AHH). The purpose of this FCA was to provide a comprehensive evaluation of the physical conditions of building systems and provide short, medium, and long-term cost projections of the facility. The assessment was performed to support Metro's asset management objectives, including establishing a consistent baseline of asset condition data, identifying major maintenance needs, and short-to-mid-term capital planning.

The FCA included rapid visual assessments of building and site systems, engagement with facility stakeholders and staff, and the development of a structured asset inventory consistent with Metro's asset classification hierarchy and data standards. Major building systems were evaluated, including architectural, structural, mechanical, electrical, plumbing, civil, life-safety, and specialized theater systems. No destructive testing was conducted that might otherwise indicate further condition issues. Each asset was evaluated at Uniformat Level 4, using Metro's asset classification hierarchy, which is based on Uniformat but incorporates agency-specific numbering that does not always directly correspond to standard Uniformat designations. Assets were assigned condition ratings, estimated remaining useful life, replacement costs, and criticality to facility operations.

The scope of work also included identification of potential statutory, regulatory, and code deficiencies; assessment of operational and maintenance practices; evaluation of risk of failure and consequence of failure for critical assets; and development of prioritized recommendations for repair, rehabilitation, and capital replacement.

Facility Summary Information

Constructed in 1987, AHH is nearly 40 years old. The building structure appears to have sound structural integrity and is well maintained, though no longer meets current seismic codes and shows normal wear and tear. Original building construction employed quality building systems and finish materials, and the building appears capable of exceeding the planned 50-year building life. While many systems are near or have exceeded normal useful life, positive maintenance practices have enabled the avoidance of major building system failures.

Over the past decade several critical building systems have been rehabilitated or replaced, including the primary roof system (2018), fire alarm system (2018), largest air handling unit (2025), and both stage door and passenger elevators (2025). The facility is currently due for major capital renewal, particularly the building envelope systems. The building's complex exterior modulation creates numerous transition points, increasing vulnerability at material interfaces and across the various roof and wall enclosure assemblies.

Key Findings and Recommendations

Theater Systems

1. Existing manual and motorized stage rigging equipment are well maintained but have exceeded manufacturer's recommended operational life rating.
Recommendation: Replace aging stage rigging components, evaluate the supporting structure, and have the systems inspected and certified by a qualified contractor.
2. Existing motorized orchestra pit and seating lifts in Newmark and Winningstad have likely exceeded their manufacturer's recommended useful life.
Recommendation: Conduct a comprehensive inspection and servicing of the lifts and plan for full replacement as they reach the end of their useful life.
3. Most stage lighting fixtures are older technology that is still functional but relies on lamps that are becoming harder to obtain as the industry moves to newer systems. Over time, this may impact reliability and operating costs, and transitioning to modern lighting will require a significant capital investment.
Recommendation: Develop a phased capital plan to transition to modern lighting systems before existing lamps become difficult to obtain, improving reliability and managing long-term costs.

Architectural Systems

4. Front-of-house interior finishes are original to the building and have exceeded their typical service life, though they have been well maintained. Visible wear, including discolored and frayed carpet, aging millwork panels, deteriorating banquette seating, cracked and loose stone-topped built-in cocktail tables, worn restroom partitions, and water-damaged column finishes, indicates that coordinated replacement will be needed in the near future.
Recommendation: Develop a phased program to renew front-of-house interior finishes to address visible wear and extend their useful life, maintaining the building's appearance and overall visitor experience.
5. Back-of-house spaces have been well maintained; however, many interior components are original and are reaching the end of their useful life. Aging carpet, outdated door hardware, and water damage to finishes along exterior walls indicate that targeted renewal will be needed.
Recommendation: Implement a phased renewal program for back-of-house interiors to replace aging finishes and hardware and address water-damaged areas, helping maintain building functionality.

Structural Systems

6. Structural systems are generally in good condition, but localized concrete degradation at exterior columns due to water exposure requires targeted repair and monitoring.
Recommendation: Have a qualified structural professional evaluate the affected columns, repair damaged concrete, and correct the source of water intrusion to prevent further deterioration.

7. The building's floor slabs are generally in good condition, but localized uneven settlement has been observed in a front-of-house ground floor lobby area.
Recommendation: Investigate the cause and extent of settlement in the lobby slab and complete appropriate repairs to restore a stable, level surface.

Building Envelope Systems

8. Systemic water intrusion and moisture management deficiencies were observed in many locations throughout the building exterior and interior systems. Evidence of these issues is widespread and appears on exterior columns, exterior windows, roofing, roof penetrations, gutters and downspouts, and interior wall and column finishes. Active and recurring leaks, failed sealants, poor drainage configurations, and organic growth in drainage components have contributed to widespread moisture-related deterioration, has resulted in accelerated failure of exterior finishes and likely to substrates.
Recommendation: Implement a comprehensive building envelope remediation program, including replacement of failed sealants, correction of curtain wall drainage deficiencies, targeted masonry repairs and repointing, roof replacement, and repair of roof penetrations and interfaces to eliminate active and recurring water intrusion and prevent continued interior deterioration.
9. Exterior building envelope components are deteriorating, with cracked brick masonry, mortar joints nearing end of life, compromised insulated glass units, and sealants at or beyond end of useful life.
Recommendation: Implement a comprehensive building envelope remediation program, including targeted masonry repairs targeted structural repairs.
10. Roofing systems that were not replaced in 2018 are in poor condition, with the Brunish flat roof requiring replacement and multiple leak paths identified at roof openings and interfaces.
Recommendation: Replace affected roofing areas.

Mechanical Systems

11. The building automation system is approaching the end of its expected service life, including controllers, sensors, and wiring.
Recommendation: Replace with new.
12. Several air handling units that provide heating and cooling throughout the building are nearing the end of their expected service life.
Recommendation: Replace worn fan motors, upgrade to more efficient variable speed systems, and service internal components to extend equipment life.
13. The building's chiller, installed around 1999, is nearing the end of its expected service life.
Recommendation: Begin planning for a chiller replacement.
14. The cooling tower and chemical treatment system are approaching the end of their expected service life.
Recommendation: Begin planning for a cooling tower replacement in conjunction with the chiller replacement.

Electrical Systems

15. Overall electrical system performance appears stable under current operating conditions.
16. Main electrical distribution equipment, sub distribution panels, and emergency power components are original (1987) and past their useful life.
Recommendation: Develop a capital renewal plan for aging electrical distribution equipment.

Summary of Total Estimated Costs

Based on observed conditions, maintenance practices, age of building systems and remaining useful life, the FCA developed order-of-magnitude (ROM) cost estimates for required repairs, rehabilitation, and capital replacements. Costs are presented in current dollars and represent planning-level estimates (i.e., +/- 30%) intended to support planning, budgeting and prioritization.

This FCA report identifies that AHH has approximately \$9M-\$17M in immediate and priority building system costs recommended for planned budgeting of replacement or repair at AHH in the next five years. These high costs are not unusual for a 40-year-old building that supports high public use. Given the primary use of AHH relates to supporting the functions of three production theaters, it is not surprising to find that 47% of these projected costs are related to the specialized theater related systems. The following tables and graphs summarize the total expenditures and corrective actions broken down by discipline.

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Total Expenditures

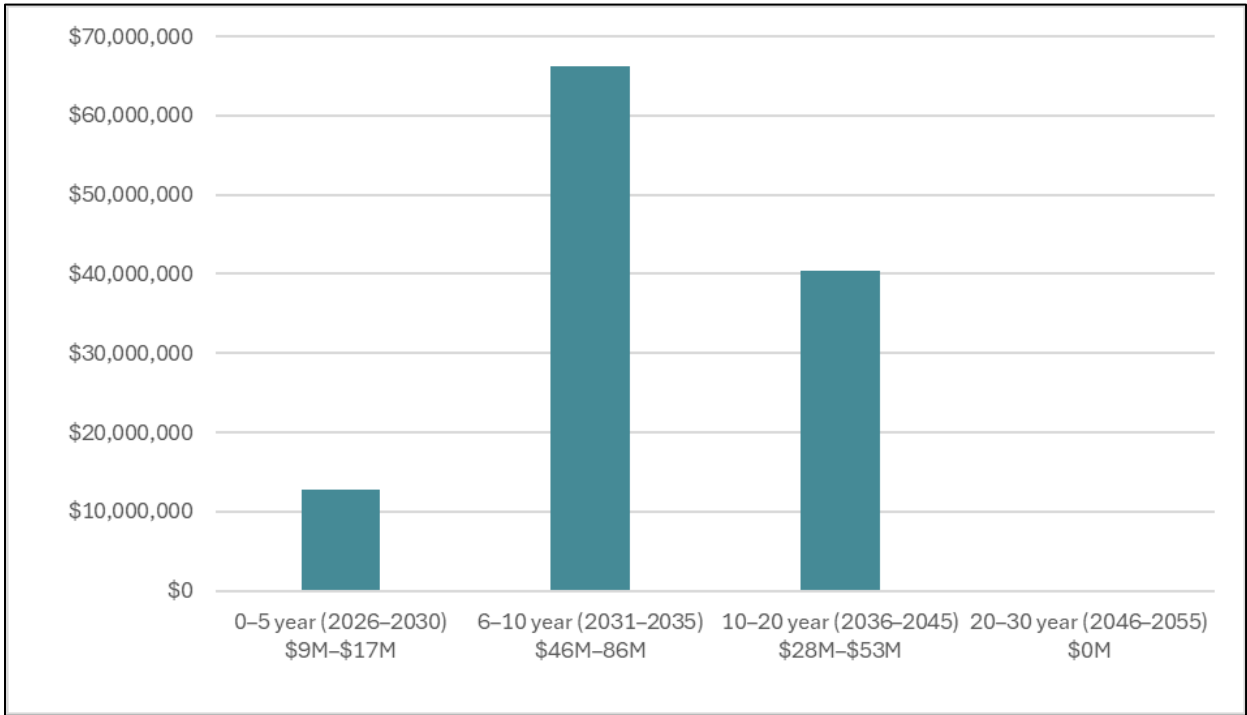


Figure 1. Total Recapitalization Need

Cost Category	Planning-Level Cost Range*
Immediate / High Priority (2026–2030)	\$9M-\$17M
Short Term (2031–2035)	\$46M-\$86M
Mid Term (2036–2045)	\$28M-\$53M
Long Term (2046–2055)	\$0

Total Estimated Capital Need **\$83M-\$156M**

**Planning-level cost ranges reflect typical order-of-magnitude accuracy for Facility Condition Assessments.*

Table 1. Total Recapitalization Need

Immediate / High Priority (2026-2030) Costs by Discipline

Theater Systems	\$4.0M–\$8.0M
Architectural Systems	\$1.0M–\$2.0M
Structural Systems	\$0.0M–\$0.5M
Building Envelope Systems	\$2.0M–\$3.0M
Mechanical Systems	\$1.5M–\$2.5M
Electrical Systems	\$0.5M–\$1.0M
TOTAL	\$9.0M–\$17.0M

Table 1. Total Corrective Action Costs by Discipline

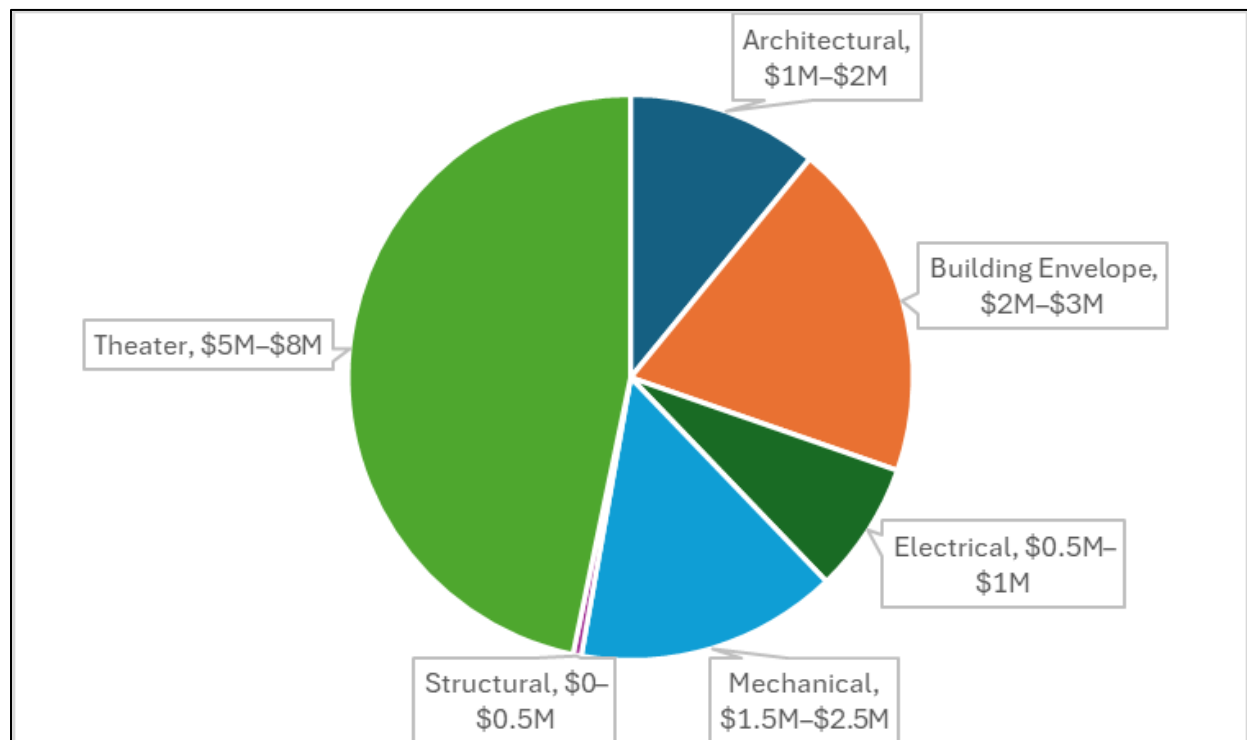


Figure 2. Total Corrective Action Costs by Discipline