



Metro Portland's 5 Centers for the Arts

Executive Summary for

Arlene Schnitzer Concert Hall

February 27, 2026 | Prepared by: Sazän Group

1. Building Executive Summary

Purpose and Scope of the Assessment

On November 25, 2025, Săzăn Group (Săzăn) conducted a Facility Condition Assessment (FCA) of three Portland's Centers for the Arts facilities, including Arlene Schnitzer Concert Hall (ASCH). 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 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

Originally constructed in 1927 and substantially renovated in 1984, ASCH is a designated historic landmark and an intensely utilized public performance venue. The primary structure exhibits fundamentally sound construction; however, many assemblies and systems are now at or approaching end of useful life due to age, heavy public use, and prior moisture exposure.

Over the past decade, several major building systems have been replaced or rehabilitated. These have included replacing the "Portland" sign (2017); modernizing all elevators (2018); replacing major theatrical systems including electro-acoustic system, stage lighting, main stage curtain and safety catwalk (2019-21); and replacing the cooling tower, roofing and backup generator (2024-25).

Several issues observed in finishes are relics of historical water intrusion that have since been mitigated by recent work (e.g., roof replacements in 2024), yet interior repairs remain outstanding and should be sequenced after verified envelope remediation. Continuous operations have also constrained the timing of major maintenance.

Key Findings and Recommendations

Theater Systems

1. Fixed seating units have exceeded their practical life rating and are showing signs of increasing wear and failure.
Recommendation: Replace with new or like kind.
2. There are locations where the installation of overhead access platforms (i.e., catwalk decks serving variable acoustic array system) makes aiming existing production lighting fixtures difficult for crew.
Recommendation: Replace fixed focus tungsten fixtures at affected locations with new automated LED profile units.
3. Existing manual stage rigging has exceeded its useful life and needs replacement.
Recommendation: Replace existing manual stage rigging using specialty contractor.

Architectural Systems

4. The broadloom carpet throughout all the public areas has exceeded its useful life. There are portions of the carpet in high traffic areas (such as stairs and aiseways) that are frayed and pose a tripping hazard.
Recommendation: Replace existing broadloom carpet with new.
5. There is damaged decorative plaster in the auditorium, both in the ceiling and the vertical walls, as a result of water infiltration. While the water infiltration has been resolved, the damaged plaster needs to be addressed.
Recommendation: Restore existing historic interior plaster finishes using a specialty contractor.

Structural Systems

6. The concrete ceiling in the chiller room shows signs of deterioration and reduced load capacity and should avoid heavy loading until repairs are made.
Recommendation: Demolish and replace entire alley deck structure over chiller room and apply a durable waterproof traffic coating to protect the repaired structure and prevent renewed infiltration.

Building Envelope Systems

7. Systemic water intrusion and localized envelope failures persist at select exterior wall and balcony interface locations due to aging masonry and stucco assemblies. Deteriorated mortar joints, cracking, and failed penetrations are allowing moisture to impact interior finishes in some areas.
Recommendation: Implement a coordinated exterior envelope remediation program to address failed sealants, masonry and stucco deterioration, and balcony-to-wall waterproofing transitions in order to restore long-term moisture protection and prevent continued interior impacts.

Mechanical Systems

8. Core mechanical and plumbing systems are approaching end of useful life. These systems include the chiller, boilers, hydronic air handling units, some packaged rooftop units, smoke evacuation fans, and fire sprinkler systems.
Recommendation: Over the next five years, phase the replacement/refurbishment of end-of-life mechanical and electrical systems, coordinating outages with the production calendar; evaluate heat recovery and controls upgrades where feasible.
9. Operational and performance limitations exist, including insufficient hot water capacity for larger shows, unreliable cooling, and aging sensor devices.
Recommendation: Replace or refurbish end-of-life mechanical assets.

Electrical Systems

10. Much of the distribution equipment and panelboards date to the most recent major renovation in 1984 and are approaching or beyond typical service life.
Recommendation: Develop a capital renewal plan for aging electrical distribution equipment and panelboards.
11. The legacy intercom and paging system has reliability issues and is nearing the end of its useful life; however, it is no longer critical to daily operations due to the use of radio communications which are functioning well.
Recommendation: Abandon existing intercom and paging system in place.

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 ASCH has approximately \$14M-\$26.5M in immediate and priority building system costs recommended for planned budgeting of replacement or repair at ASCH in the next five years. The following tables and graphs summarize the total expenditures and corrective actions broken down by discipline.

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Total Expenditures

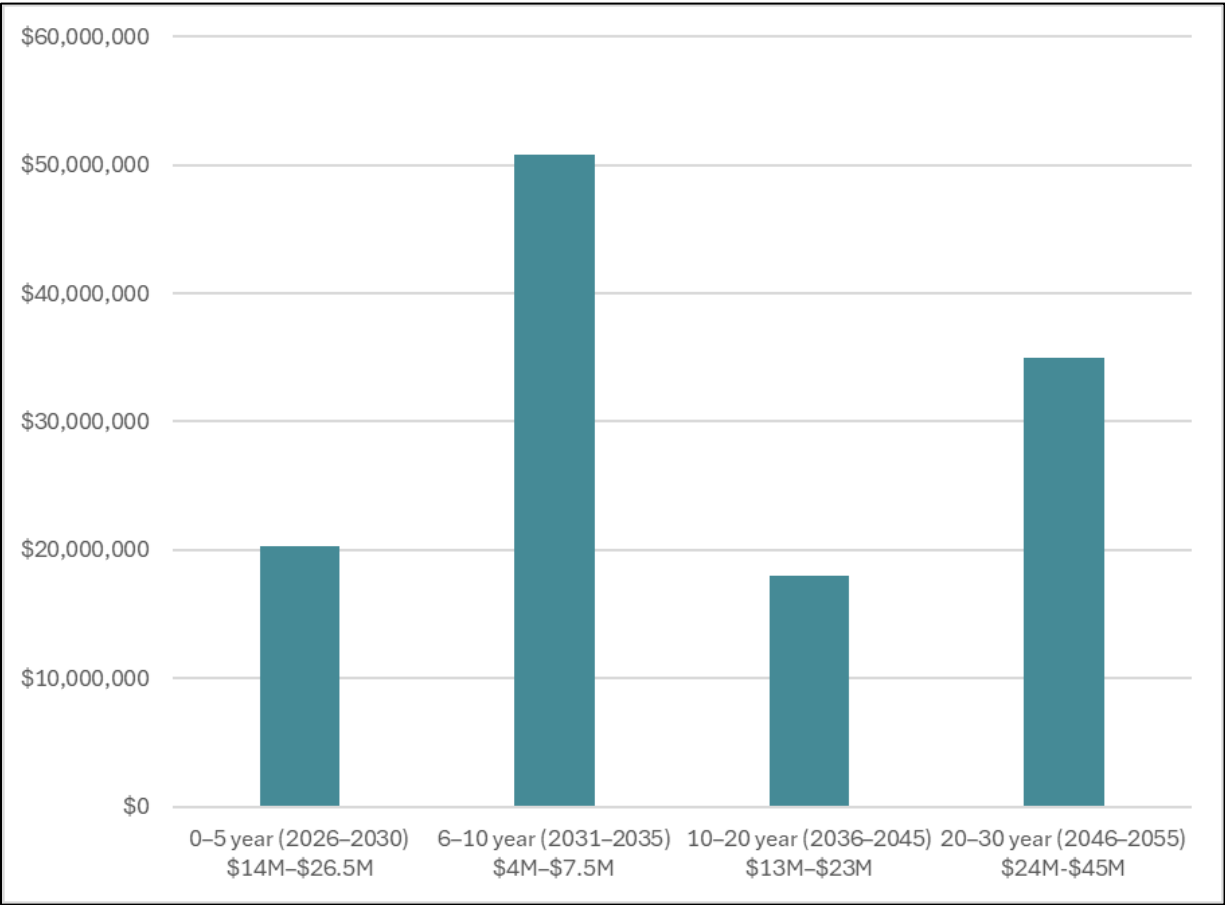


Figure 1. Total Recapitalization Need

Cost Category	Planning-Level Cost Range*
Immediate / High Priority (2026–2030)	\$14M–\$26.5M
Short Term (2031–2035)	\$36M–\$66M
Mid Term (2036–2045)	\$13M–\$23M
Long Term (2046–2055)	\$24M–\$45M

Total Estimated Capital Need **\$87M–\$160.5M**

**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	\$6.5M–\$12.0M
Architectural Systems	\$1.5M–\$2.5M
Structural Systems	\$0.0M–\$0.5M
Building Envelope Systems	\$4.0M–\$7.5M
Mechanical Systems	\$1.5M–\$3.0M
Electrical Systems	\$0.5M–\$1.0M
TOTAL	\$14.0M–\$26.5M

Table 2. Total Corrective Action Costs by Discipline

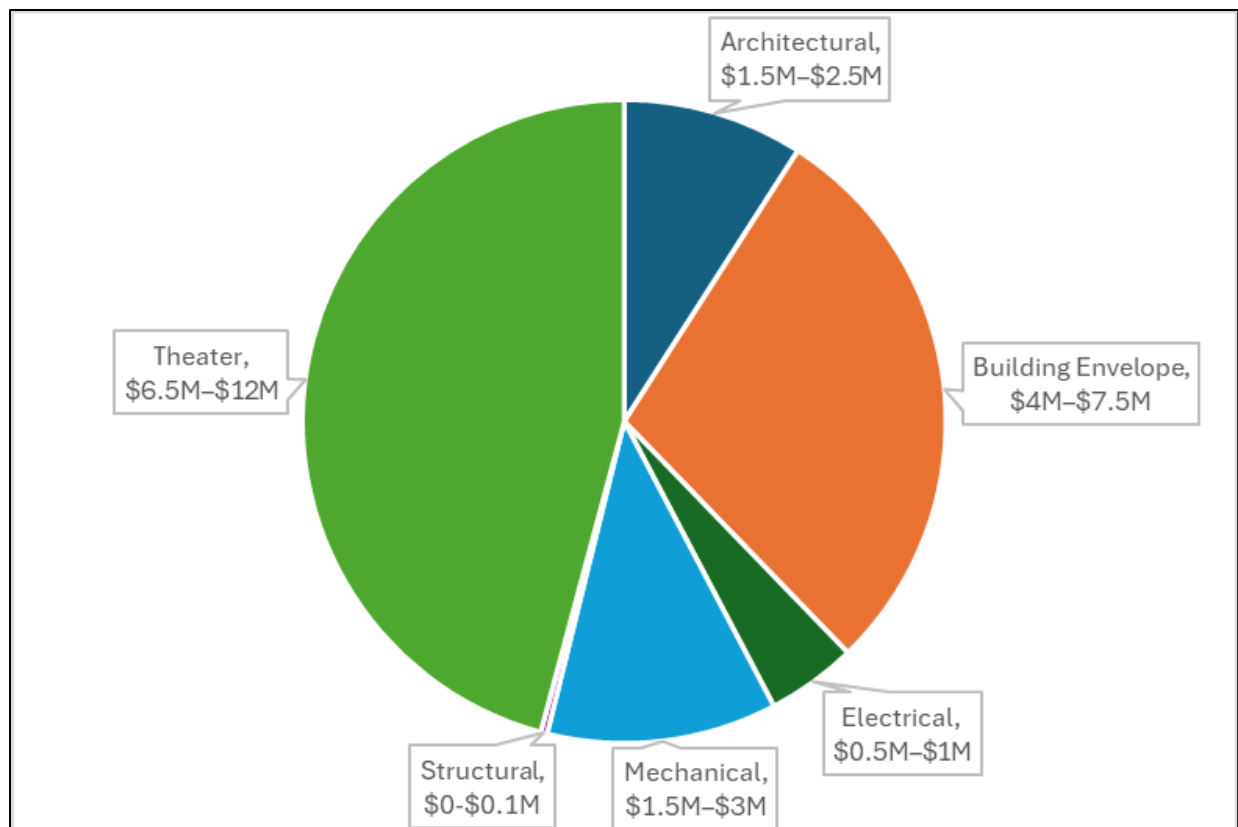


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