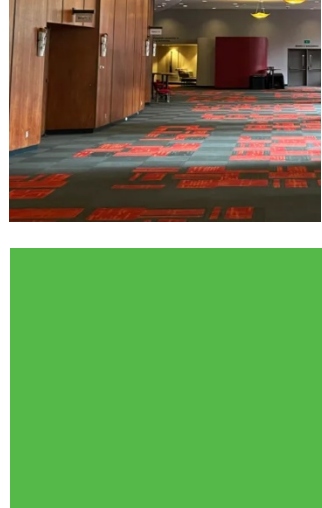
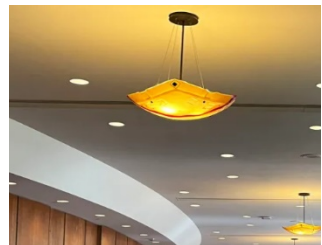
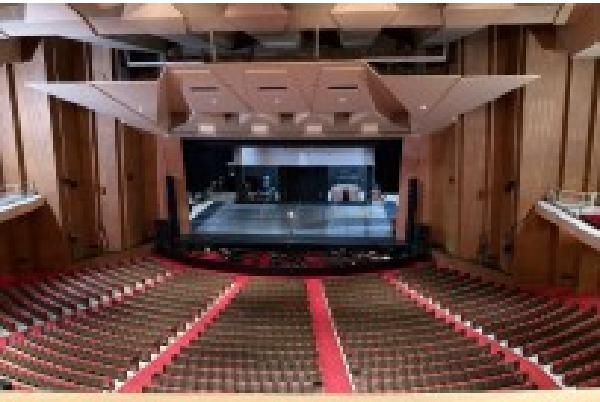




Metro Portland'5 Centers for the Arts

Executive Summary for Keller Auditorium

March 2, 2026 | Prepared by: Sätzän Group

1. Building Executive Summary

Purpose and Scope of the Assessment

On December 9, 2025, Săzăn Group (Săzăn) conducted a Facility Condition Assessment (FCA) of three Portland's Centers for the Arts facilities, including Keller Auditorium (KA). The purpose of this FCA was to provide a comprehensive evaluation of the physical condition of building systems. The assessment was performed to support Metro's asset management objectives, including establishing a consistent baseline of asset condition data and identifying short-term repairs to critical systems to maintain current service levels for the next ten years. Ten years as a time frame was determined based on input from the City of Portland's Future of Large Scale Performing Arts planning group, presenters and operational staff.

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. The FCA did not include seismic evaluation. A structural and seismic analysis of Keller Auditorium was completed in March 2020 by Miller Consulting Engineers. According to the City's summary of that report, the analysis identified significant structural vulnerabilities under major seismic events and developed conceptual retrofit cost estimates indicating that substantial investment would be required to address seismic deficiencies. Săzăn did not independently verify or update the findings of that prior analysis. Structural observations in this FCA are based on visible conditions at the time of assessment and do not constitute a detailed structural capacity analysis, code compliance review, or seismic performance evaluation.

Each asset was evaluated at Unifomat Level 4, using Metro's asset classification hierarchy, which is based on Unifomat but incorporates agency-specific numbering that does not always directly correspond to standard Unifomat 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 1917, with its last major renovation completed in 1968, Keller Auditorium is a century old, three-story performance venue. The building's structural frame continues to exhibit fundamentally sound construction despite its age. However, the building no longer meets modern performance expectations, and many systems now show extensive deterioration.

In recent years several major systems have been rehabilitated or replaced. These have included a complete upgrade of the electrical mains (2017-19); complete freight elevator modernization (2020) and targeted passenger elevator upgrades (2026); a complete chiller system and cooling tower replacement (2021 and 2015, respectively); and a roof replacement, including

seismic/structural support for the parapets, and standing seam metal roof at the stage house (2016). The building's condition is generally conducive to maintaining current operations for the next decade, but investments are recommended in key building systems, particularly theatrical and building envelope, in order to maintain current service levels.

Key Findings and Recommendations

Theater Systems

1. Existing orchestra pit lift system shows ample evidence that it has exceeded manufacturer's anticipated useful life and does not confirm to current ANSI/ESTA standards for motorized orchestra pit lift systems.
Recommendation: Perform a comprehensive inspection and do a major service of lift system.
2. Existing House, Work, & Production lighting controls systems are outdated and nearing end of manufacturer's support.
Recommendation: Recommend replacement of new integrated, networked, lighting controls infrastructure with current generation systems.
3. The existing house public address speaker system is outdated and underpowered compared to industry standards for similar performance venues.
Recommendation: Provide new speakers, subwoofers, and associated power and signal distribution to adequately support performances that rely on the venue's in-house sound system.

Architectural Systems

4. Architectural millwork throughout the building requires attention. In front-of-house lobbies and corridors, finishes show noticeable discoloration. Within the auditorium, wood veneer is delaminating from the substrate, with several sections exhibiting severe separation that warrants repair or replacement.
Recommendation: Refinish front of house millwork panels to bring up to presentable level of finish. Within the auditorium, engage a qualified and specialist millworker to identify potential remediation options beyond just replacing with new.

Building Envelope Systems

5. Systemic water intrusion and envelope failures are occurring across multiple assemblies. Although roof repairs and replacements and been completed, water continues to infiltrate at numerous locations.
Recommendation: Implement a comprehensive envelope and drainage remediation program, addressing all conditions (sealants, parapets, storefronts, roof interfaces, stucco) to eliminate ongoing water intrusion.

Mechanical Systems

6. Numerous plumbing, drainage, domestic water, and HVAC systems (air handling units, select pumps, and aging building automation controls) are approaching end of useful life but are still meeting functional requirements.

Recommendation: Continue routine maintenance and periodic condition monitoring of noted systems to sustain operational reliability.

Electrical Systems

7. The primary electrical distribution system, including switchgear, distribution equipment, standby generator, lighting, and low-voltage systems, is generally in good condition and has undergone significant renewal within the past decade. The overall system configuration appears capable of supporting current building operations with no immediate capacity concerns identified.
8. Deteriorated branch circuit wiring and instances of improper grounding were identified at select devices and luminaires. These conditions present localized electrical safety and reliability risks if not addressed.

Recommendation: Branch circuit wiring and grounding should be further investigated and replaced as required.

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 Keller Auditorium is now due for substantial capital renewal after decades of incremental maintenance and partial system replacements. The report outlines approximately \$6M-\$11M in immediate and priority needs within 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

Note: The Keller Auditorium scope was limited to ten years based on input from the City of Portland's Future of Large Scale Performing Arts planning group, presenters and operational staff.

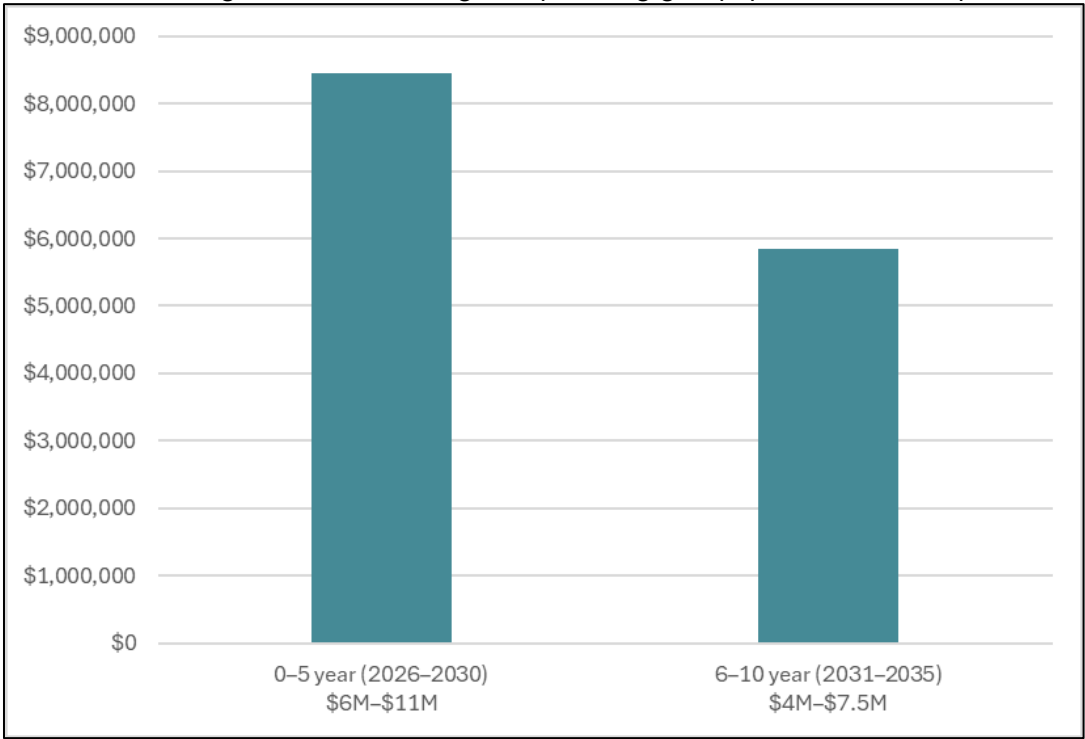


Figure 1. Total Recapitalization Need

Cost Category	Planning-Level Cost Range*
Immediate / High Priority (2026-2030)	\$6-\$11M
Short Term (2031-2035)	\$4M-\$7.5M
Total Estimated Capital Need	\$10M-\$18.5M

**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	\$1.5M–\$2.5M
Architectural Systems	\$1.0M–\$2.0M
Structural Systems	\$0.5M–\$1.0M
Building Envelope Systems	\$1.5M–\$3.0M
Mechanical Systems	\$0.5M–\$1.0M
Electrical Systems	\$1.0M–\$1.5M
TOTAL	\$6.0M–\$11.0M

Table 2. Total Corrective Action Costs by Discipline

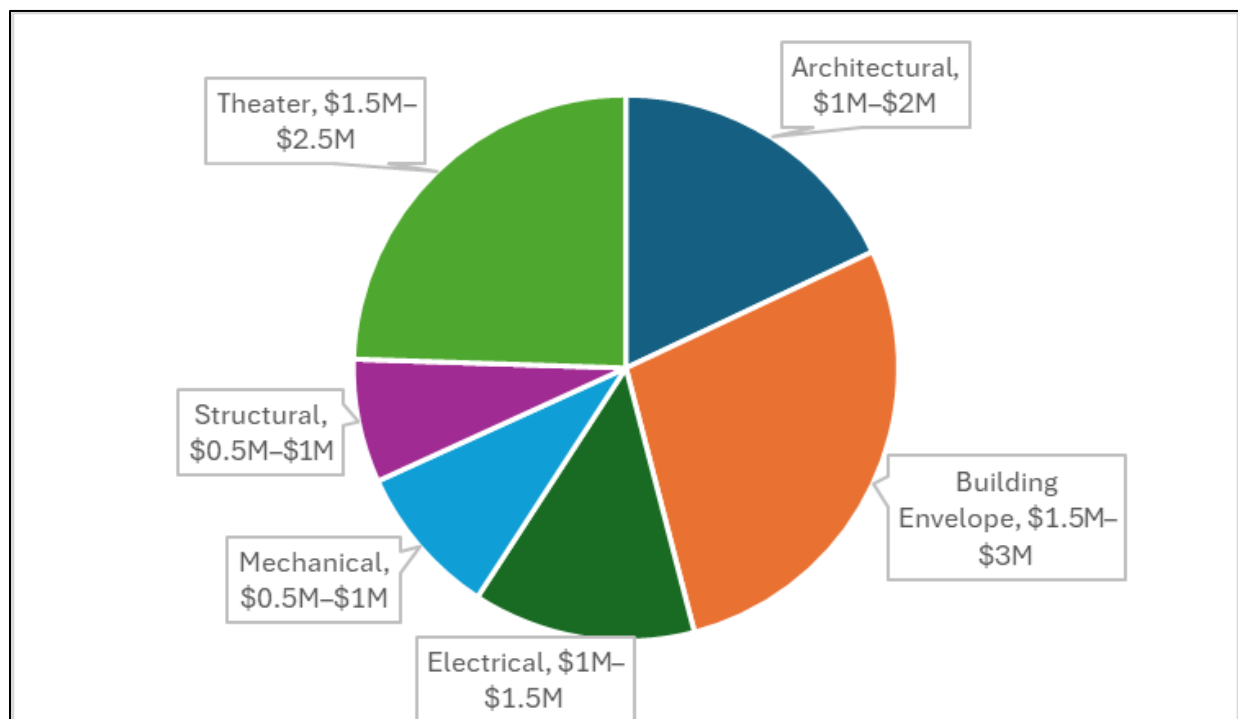


Figure 2. Total Corrective Action Costs by Discipline