



**PROSPER**  
**PORTLAND**  
Building an Equitable Economy

**DATE:** February 11, 2026  
**TO:** Board of Commissioners, Acting in its Capacity as the Prosper Portland Local Contract Review Board  
**FROM:** Cornell Wesley, Executive Director  
**SUBJECT:** Report Number 26-03

Adopting Findings in Support of and Exempting the 910 MLK Building Food Hall Public Improvement Project on the Property Located at 910 NE Martin Luther King Jr. Blvd. from Low-Bid Selection Process

#### **BOARD ACTION REQUESTED AND BRIEF DESCRIPTION**

Adopt Resolution No. 7636

This action by the Prosper Portland Board of Commissioners (Board) acting in its capacity as the agency's Local Contracting Review Board (LCRB) will approve an exemption from the general rule of low-bid solicitation in accordance with Oregon Revised Statutes (ORS) 279C.335(2). The action will allow Prosper Portland to issue a competitive request for proposals (RFP) for Construction Manager/General Contractor (CM/GC) services for the 910 Building Food Hall Project (the Project) located in the Lloyd-Holladay Tax Increment Finance (TIF) District. A summary of the Project is included in Attachment A. ORS 279C.335(2) and Prosper Portland's LCRB Administrative Rules (LCRB Rules) provide that the LCRB may exempt certain public contracts from the low-bid process upon the LCRB making the following findings:

1. It is unlikely that such exemption will encourage favoritism in the awarding of a public contract or substantially diminish competition for public improvement contracts; and
2. The awarding of public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the agency or the public.

Should the LCRB approve this action, staff will issue an RFP and anticipate seeking Board approval of the CM/GC contract for the Project in summer 2026. The findings supporting this exemption are attached as Exhibit A to Resolution No 7636.

#### **STRATEGIC ALIGNMENT AND OUTCOMES**

Adopting this action enhances the agency's ability to expend funds efficiently as good public stewards and pursuant to State law. The renovation and repositioning of the 910 MLK Building aligns with Advance Portland, Objective 3: Foster a Vibrant Central City, and Outcome 3.4: Attract More Visitors Through Events and Activation; Renovation of the Public Realm; and Support for Regional Cultural Organizations and Anchor.

### **BACKGROUND AND CONTEXT**

Prosper Portland acquired the 910 NE MLK property in 2005 as part of the planning efforts for the Oregon Convention Center Hotel (OCC Hotel). Following years of feasibility research, Metro ultimately identified another location for the site of the OCC Hotel, thus requiring a reexamination of potential opportunities for the property.

Built in 1950, the 910 MLK Building is an approximately 14,800 sq. ft. slab on grade, stucco exterior, single story office building with a partial rooftop parking lot at the level of NE Grand Avenue and a 3,200 sq. ft. asphalt-paved parking lot at the level of MLK Jr. Blvd. In 2014, due to water damage, the 910 MLK Building was added to Portland Fire & Rescue’s notification list and was designated as an “Unsafe Building.”

As outlined in Board Report 26-01, dated January 14, 2026, following several years of public engagement and market analysis, the renovation and repositioning of the 910 MLK Building as a food hall, bar, music venue, and meeting space was unanimously supported by the Lloyd-Holladay TIF District working group. On January 14, 2026, through Resolutions 7632 and 7633, the Board authorized the inclusion of the Project in the Lloyd-Holladay Urban Renewal Plan and approved the revised Property Plan for 910 NE MLK while reviewing the Design and Construction Plan, Operations Plan, and Financing Plan for the Project.

The scope of the Project, outlined in the Findings Report included as Attachment A to Resolution 7636, will include a major renovation of the west building; demolition of major structural elements on the eastside, retaining only portions of the northeast roof and essential structural framework; and construction of infrastructure to support a food cart pod on the southeast section of the lot.

Preliminary schematic designs have been completed for the building and food cart area. Further development of the designs is required to submit to the City of Portland’s Design Review and to complete a full set of construction drawings. The total budget for architectural and engineering work is \$1,100,000. Hard construction costs are budgeted at \$6,000,000. As outlined in the Findings Report, using a CM/GC contract will likely result in cost savings over a low-bid selection method due to Project-specific factors, including time savings, value engineering, funding source security, and reducing the risk of change orders (see Attachment A to Resolution 7636, Section 3.2).

### **EQUITY IMPACT**

This project will adhere to Prosper Portland’s Equity and Green Building Policies and, consistent with ORS 279C.800 et seq., will adhere to Oregon prevailing wage law. An exemption from the low-bid solicitation method of contracting will increase Prosper Portland’s ability to achieve equitable outcomes and enhance opportunities for certified firms.

### **COMMUNITY PARTICIPATION AND FEEDBACK**

In accordance with ORS 279C.335(5) and the LCRB Rules, Part 4(II)(B)(2), Prosper Portland published notice of the required public hearing for the alternative contracting method on January 7, 2026. The hearing was held on January 21, 2026, and no testimony was received at the hearing.

### **BUDGET AND FINANCIAL INFORMATION**

There are no direct budgetary impacts from this proposed action. While the cost of the work will not be known until a contractor is selected through the RFP process, the Board approved terms of the Property Plan for the Project through Resolution 7633 on January 14, 2026. Budget adjustments would be reflected in the FY 2025-26 Revised 2 Budget that will be brought to the Board later this fiscal year. Provided that Metro approves the proposed financing IGA, as approved by the Board through Resolution 7633, combined sources of funding will be sufficient to fully cover the CM/GC contract costs.

### **RISK ASSESSMENT**

While there are few to no risks associated with this action, Prosper Portland’s ability to fully fund the Project and the CM/GC contract is contingent upon the agency receiving partial funding from Metro, as outlined above. Should Metro choose not to approve funding, the Project would be put on hold until Prosper Portland is able to identify additional funding sources.

Should the Board, acting as the LCRB, choose not to adopt the findings and instruct the Executive Director to use a traditional low bid process, this Project will be limited by selection of a contractor solely based on price.

### **ATTACHMENTS**

- A. Project Summary

**PROJECT SUMMARY: 910 MLK Building**



Current Project Site



Project as Proposed

**Project Name:** 910 MLK Building Food Hall

**Location:** 910 NE MLK Jr. Blvd. between NE Holladay and Pacific Streets and NE Grand Ave and MLK Jr. Blvd.

**TIF District:** Lloyd-Holladay Tax Increment Finance District

**Current Phase:** Design and Financing

**Next Milestone:** Issue CM/GC Request for Proposals

**Construction Timeline:** Permitting in spring 2026; Start of Construction in fall 2026

**Completion Target:** Summer 2027