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The City Council on Wednesday approved a contractor and architectural firm for a five-year overhaul of the Portland Building. The 33-year-old administrative headquarters' full-scale renovation could cost nearly \$200 million.

\$140M budget set, 2 firms picked for Portland Building renovation

By Talia Richman
The Oregonian/OregonLive

Portland is pushing ahead with plans to renovate its administrative headquarters, picking a contractor and architectural firm to carry out the reconstruction of downtown's Portland Building.

In a report approved Wednesday by the City Council, the contract with Howard S. Wright Construction and architect DLR Group sets a guaranteed maximum price of \$140 million for design and construction work. The city has said the total cost for the project, which will be completed by 2020, won't exceed \$195 million.

The remaining \$55 million could be used for staff costs and to lease office space for around 1,300 city employees who might have to move out during renovations meant to solve problems with water

infiltration and earthquake readiness.

The plan is to fund the reconstruction through revenue bonds, a move expected to be approved next week. The city will know by the end of October whether officials must relocate all or some employees.

"We still need to calculate the cost of staying in or leaving," said Fred Miller, the city's chief administrative officer, "and if you could leave people in the building, how disruptive is it in the workplace?"

Howard S. Wright, which beat out two other firms, has experience with similar projects, company representatives said Wednesday. It worked on the Edith Green-Wendell Wyatt Federal Building down the street from the Portland Building, finishing the project 10

months ahead of schedule.

"They know what they're doing," Miller said. "We're very happy with that."

The council also set aside \$1 million, or about 1 percent of hard construction costs, to provide opportunities for minority and women contractors.

"Let's be clear about what the council is committed to: using a portion of the cost to rehabilitate this building to create opportunities for people who have been left behind in the construction trade," Commissioner Nick Fish said.

Miller said he briefed Mayor-elect Ted Wheeler on the project Friday.

"He wants to be comfortable with the numbers, and I think he will be," Miller said.

Wheeler is on a family vacation, campaign manager Michael Cox said, and unable

to comment.

Some have concerns with the city's plans. John Oh, who has owned the Portlandia Cafe on the building's first floor since 1995, worries his business won't survive if employees are moved out.

The city has promised vendors 12 months' notice before they need to vacate, rent forgiveness and the right of first refusal for space in the new layout.

But Oh asked the council to also consider providing compensation for moving, marketing and establishing new businesses in other locations.

"While we appreciate these concessions, this does not cover the impact to our business or our futures," Oh told the council. "We have families that we support and who rely on our income."

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Design Criteria

A variety of design criteria was presented during the initial project discussions that incorporated the needs and preferences of PDC and PBOT. These included, in no particular order:

- Creation of a better image for the building
- Improvement of safety and security
- Improvement of the building's structure and waterproofing systems
- Improvement of retail spaces in order to encourage quality tenants and higher lease rates ~~✂~~
- Improvement of elevator service
- Support of alternate modes of transportation
- Compliance with ADA to the extent possible
- Discouragement of loitering and unsanitary uses of the building.
- Replacement or updating of existing mechanical and electrical systems if beyond their useful life or if more energy efficient devices can be utilized.

Methodology

The project team consisted of PDC, PBOT, and FFA. The team maintained a consistent meeting schedule to develop the design and improvement recommendations. During these meetings- the team established a timeline and project milestones; reviewed initial results from the previous studies, and present a series of design recommendations and estimated costs. The team went through iterations of design concepts and cost estimates. PDC also convened a group of local retail real estate brokers and the Portland Business Alliance to weigh in on the design concepts and potential to command a higher rent as a result of the investment. FFA incorporated the feedback into the current design scheme. PBOT also reviewed the various options and alternates with respect to cost and operational impact and determined their preferred recommendations.

FFA managed a consultant team consisting of KPFF Consulting Engineers, PAE Mechanical & Electrical Engineers, Architectural Cost Consultants, and Lerch Bates Elevator Consultants to confirm recommendations from previous reports and update with additional findings as needed through a series of reviews and site visits. The consultant team consolidated recommendations and developed three project scopes (Options A-C) of varying levels of intervention and the costs associated. Option A was intended to be baseline improvements and repairs that would upgrade all aspects of the buildings function and appeal. Option B goes beyond resolution of existing issues to include recommendations to further improve energy efficiency in the mechanical systems. Option C is a series of alternates that could be add-ons to either Options A or B. An estimate for these options was provided at this stage and reviewed with PDC and PBOT. Supporting documents for this process may be found in Appendix 1.

Strategic Overview

PDC's strategic goals for 2015-2020 focus on achieving widely shared prosperity among all residents of Portland by harnessing and expanding the agency's tools for job creation, place-making, and economic opportunity.

Each goal is mutually reinforcing. Healthy, connected neighborhoods decrease the cost of access to jobs and services for low-income people and increase the likelihood of economic mobility; place-making throughout the city is crucial in developing, retaining, and attracting workforce talent; an innovation-based economy that connects with global markets develops greater access to quality jobs for underserved populations and supports the viability of local businesses, increasing local purchasing power; and diversity in business and property ownership leads to healthier neighborhoods and community stability.

Improved access to high quality employment relies in part on a cluster-based business development strategy that focuses limited resources on growing target sector industries that sell to markets outside the region, bringing new money into the local economy. Portland's five clusters - athletic and outdoor, green cities products and services, technology and media, metals and machinery, and healthcare - hold the greatest potential for economic gains cultivated through retention and expansion, recruitment, global trade and investment, and talent development.

Portland is building on a strong foundation. PDC and its partners seek to leverage the momentum of a growing economy and accelerate physical development to foster greater economic opportunity for all Portlanders.

Big One could hit sooner than thought

Chances of huge quake in next 50 years bumped higher

Tribune staff

A new analysis by Oregon, Spain and British Columbia researchers suggests massive earthquakes along the Cascadia Subduction Zone occur more frequently than was believed in the past.

The newest data changed the stakes for the northern sections of the zone, which could have major implications for Portland, Tacoma, Seattle and Vancouver, British Columbia.

A section of the zone from Newport to Astoria was previously believed to rupture, on average, about every 400 to 500 years, and that average

has been reduced to 350 years, according to a summary of the findings provided by Oregon State University. The chance of an earthquake occurring within the next 50 years is also slightly higher than previous estimates.

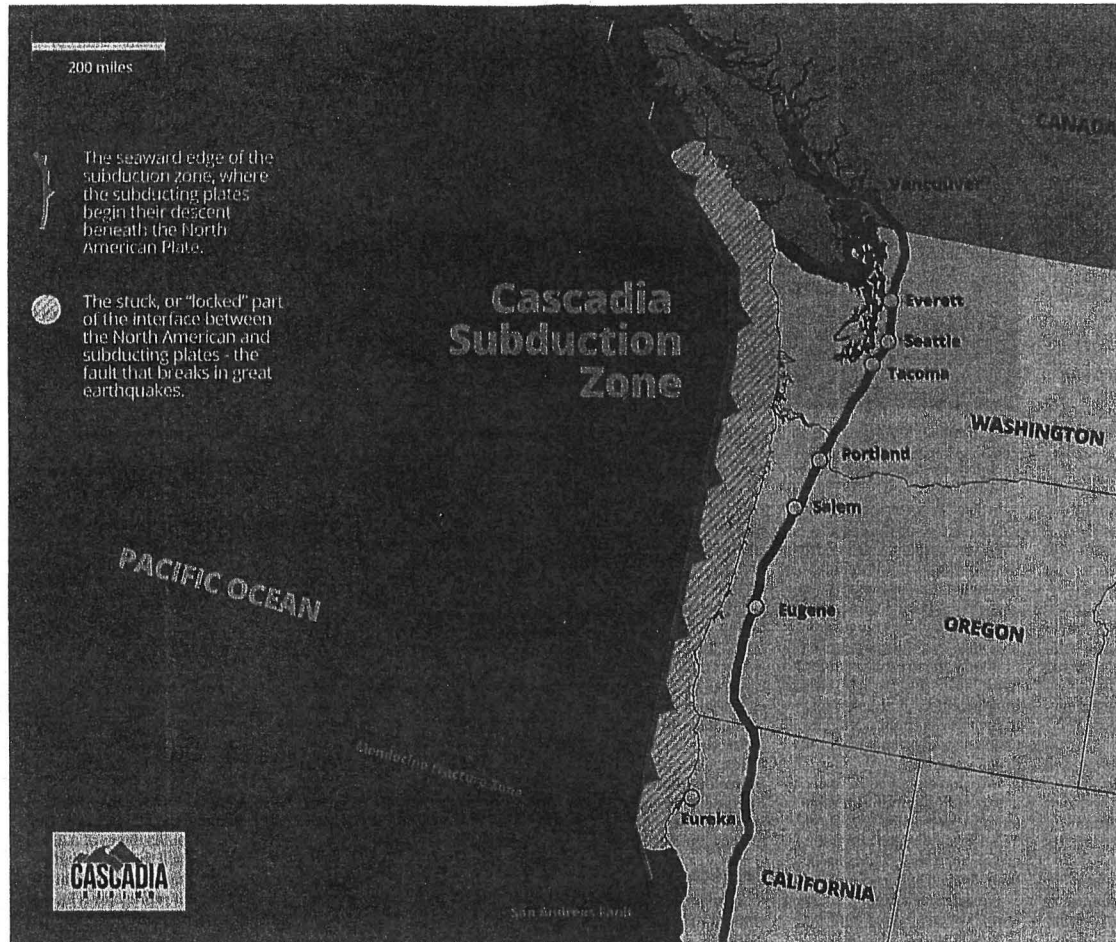


GOLDFINGER

The findings, published last week in the journal *Marine Geology*, are based on measurements from 195 core samples containing submarine landslide deposits caused by subduction zone earthquakes. In the past, researchers had only about a dozen such samples for their research.

The work was done by researchers from OSU, Camosun College in British Columbia and Instituto Andaluz de Ciencias de la Tierra in Spain, supported by the National Science Foundation and the U.S. Geological Survey.

The new results "reinforce our confidence in findings regarding the potential for major earthquakes on the Cascadia Subduction Zone," stated Chris Goldfinger, a professor at OSU's College of Earth, Ocean and Atmospheric Sci-



A map shows the Cascadia Subduction Zone off the coasts of Oregon, Washington and Northern California. An earthquake there is expected to rock the cities on land as well as cause a huge tsunami. COURTESY ILLUSTRATION

ences, in a news release. He's one of the world's authorities on tectonic activity in this subduction zone.

"With more detailed data," Goldfinger stated, "we have also changed somewhat our projections for the average recurrence interval of earthquakes on the subduction zone, especially the northern parts. The frequency, although not the intensity, of earthquakes there appears to be somewhat higher than we previously estimated."

Last one was 316 years ago

The Cascadia Subduction Zone runs from Northern Cal-

ifornia to British Columbia, and scientists say it can be roughly divided into four segments. There have been 43 major earthquakes in the past 10,000 years on this subduction zone, sometimes on the entire zone at once and sometimes only on parts of it. When the entire zone is involved, geologists believe it's capable of producing a magnitude 9.1 earthquake.

It's been known for some time that the subduction zone south of Newport tends to rupture more frequently — an average of about every 300 to 380 years from Newport to Coos Bay, and every 220 to 240

years from Coos Bay to Eureka, California.

The new data shows ruptures are likely to be more frequent off the northern Oregon coast — every 350 years — than off the Washington coast. The section from Astoria to Vancouver Island was previously believed to rupture about every 500 to 530 years, and that average has now been reduced to 430 years.

The last major earthquake on the Cascadia Subduction Zone — pinpointed in time because it caused a tsunami that raced all the way across the Pacific Ocean to Japan —

occurred in January 1700, almost 316 years ago.

More certainty now

Based on these findings, the chances of an earthquake in the next 50 years also have been slightly revised upward. For the zone off central and northern Oregon, the chance of an event during that period has been changed to 15 to 20 percent instead of 14 to 17 percent. For the zone off Washington and British Columbia, the chance of an event in the next 50 years has increased to 10 to 17 percent from 8 to 14 percent.

Authors of the study also

increased their expected frequency of the most massive earthquakes, where the entire subduction zone ruptures at once.

"We believed these earthquakes were possible when the hypothesis was first developed in the late 1980s," Goldfinger stated. "Now we have a great deal more certainty that the general concern about earthquakes caused by the Cascadia Subduction Zone is scientifically valid, and we also have more precise information about the earthquake frequency and behavior of the subduction zone."

**PORTLAND CITY COUNCIL
COMMUNICATION REQUEST
Wednesday Council Meeting 9:30 AM**

Council Meeting Date: 10-5-16

Today's Date 9-8-16

AUDITOR 09/08/16 PM 2:41

Name Dawn Gwyther

Address 929 SW Salmon, Pdx, Or.

Telephone 503-380-2016 Email DawnGwyther@yaleo.com

Reason for the request: 10th & SW Yamhill Parking Garage Project

Dawn Gwyther
(signed)

- Give your request in writing to the Council Clerk's office to schedule a date for your Communication. Use this form or email the information to the Council Clerk at the email address below.
- You will be placed on the Wednesday official Council Agenda as a "Communication." Communications are the first item on the Agenda and are taken at 9:30 a.m. A total of five Communications may be scheduled. Individuals must schedule their own Communication.
- You will have 3 minutes to speak and may also submit written testimony before or at the meeting. Communications allow the Council to hear issues that interest our citizens, but do not allow an opportunity for dialogue.

Thank you for being an active participant in your City government.

Contact Information:

Karla Moore-Love, City Council Clerk
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(503) 823-4086
email:
Karla.Moore-Love@portlandoregon.gov

Sue Parsons, Assistant Council Clerk
1221 SW 4th Ave., Room 130
Portland, OR 97204-1900
(503) 823-4085
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Susan.Parsons@portlandoregon.gov

~~10941118~~

Request of David Gwyther to address Council regarding 10th and SW Yamhill Parking Garage project (Communication)

OCT 06 2016

Rescheduled to

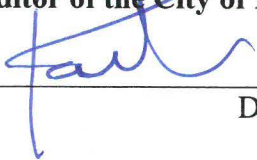
OCT 12 2016 9:30 A.M.

OCT 12 2016

PLACED ON FILE

Filed SEP 27 2016

MARY HULL CABALLERO
Auditor of the City of Portland

By 
Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		