

Adam, Hillary

From: FRED MILLER <phreddmiller@gmail.com>
Sent: Thursday, June 29, 2017 9:22 AM
To: Adam, Hillary
Subject: Letter of Support for Portland Building Case # LU17-153413 HRMAD

June 29, 2017

Dear Hillary Adam,

I understand that on June 26, the Historic Landmarks Commission had a hearing on the Portland Building Reconstruction Project - case # LU17-153413 HRMAD.

I am writing to support the City of Portland's Submission. As the former Chief Administrative Officer for the City of Portland, I championed the Portland Building Reconstruction Project. The project started as a maintenance project to address the water intrusion issues that have plagued the building since it opened in 1982. The project grew to include upgrading the seismic level and to provide a more safe and appropriate workspace for employees. Of the several goals we set at the inception of the project, two are pertinent to the landmarks submission. The reconstruction must prevent future water intrusion and preserve the historic integrity of the building. What I mean by historic integrity is that the reconstruction would result in a building that would stand the next 50 - 100 years and still honor Michael Graves' design.

I convened an advisory committee at an early stage in the project development. The committee included representatives from the development community, architects, finance professionals, and a retired State Historic Preservation Officer. The committee analysed different options before they advised the City to reconstruct the existing building. Those options included: Demolish the Portland Building and build a new City building on the site; sell the Portland Building and buy an existing building elsewhere; sell the Portland Building and build a new building elsewhere; Sell the Portland Building and lease office space for all employees. From the analysis, it was clear that with the maintenance deficiencies, the building was of little value. If the City were to sell it to a private developer, it could have been demolished more easily than if the City had retained ownership. Since the Portland Building is a part of the government center, and with its convenient access for the public, the committee concluded that the building should be reconstructed so that it would last for the next 75 - 100 years.

After City Council directed the City to reconstruct the building for no more than \$195 million and to be completed by the end of 2020, we created a Project Charter, which articulates the goals and project requirements for the reconstruction. That charter can be found at <https://www.portlandoregon.gov/omf/article/586697>. It clearly states that the project will eliminate water intrusion issues and preserve the historic integrity of the building.

When I left the City at the end of 2016, I had full confidence in the quality, integrity, and problem solving creativity of the reconstruction project team. I know that they analyzed multiple solutions to the exterior cladding that would provide the best value to the City and ensure a long term, lasting solution to the water intrusion issue. Adding to that, the building needs to be a place that better serves the employees who work there and the public it serves.

I offer my full support to the Portland Building Reconstruction proposal that is being considered by the Commission. I trust that the project team has proposed the best possible solution to a very complicated issue.

At the end of 2020, we need to look back and know that we built the best and most responsible solution while maximizing the value of the public funds used for the reconstruction. I know we will see a reconstructed building that accurately reflects Michael Graves' original intention for the design.

Sincerely,
Fred Miller