
Memo

Date	July 10, 2017
Project	Portland Building LU 17-153413 HRMAD
Project No.	74-16113-00
Subject	Rebuttal to Additional Testimony Submitted by July 3, 2017

The applicant would like to take this opportunity to briefly respond to additional testimony submitted during the public comment period that closed on July 3, 2017.

1. The first document that we are responding to was submitted by Peter Meijer Architect (PMA) and consists of a one-page cover letter with five attachments. It was uploaded to the City Auditor's E-files site and is titled "LU 17-153413 HRMAD 7-170703-PMA-HLC-Packet.PDF"
 - a. The document states that "Mr. Graves specifically comments on metal screen facades as 'monstrous' " and includes an October 09, 2014 Portland Tribune article for which Michael Graves was interviewed.
 - i. *Response: The building referred to in the quote is actually a masonry facade building with a small area of perforated metal screen wall that extends in front of several windows (see attached photo). Following is the Graves' quote with additional context taken from the article:*

He intensely dislikes the yellow, perforated metal screen wall on the front of the hotel he's staying in. "You can't see in and you can't see out. What's it for? I see it in magazines every day, they don't make facades anymore, they make screen walls. It's monstrous. It's a fad."

The current proposal for the Portland Building exterior cladding does not include perforated screens that run in front of windows as in the example cited.
 - b. The document provides a page titled "Two Independent Third Party Cost Estimates".
 - i. *Response: The limited information provided is insufficient to review or to respond to. There is no reference to the source of the estimates or to the information they were based on. The variation between the two quantities and prices provided by PMA (134,000 sf of exterior enclosure at \$5.7 million and 158,000 sf at \$80/sf or \$12.6 million) would indicate that there was not sufficient information to achieve any level of accuracy.*

The applicant assumes that the “Third Party Cost Estimates” provided were based on the PMA details that were reviewed by our team earlier this year. As noted in our D3 Decision Making Document (provided in the Appendix to our application), “This option [based on the PMA details] has a lower first cost but is essentially similar in cost to Option 1 [the proposed rainscreen system] when life cycle cost is considered because this system [based on the PMA details] will have higher maintenance costs and higher risk of additional repair expenditures.”

While the applicant has never asserted that the proposed rainscreen system is the lowest cost solution, our team has determined that it is the best option to satisfy all of the project requirements and to preserve the integrity of the building as a whole.

It should be noted that cost is not part of the approval criteria that the Historic Landmarks Commission is tasked with applying to the present project.

- c. The document claims that daylighting will be reduced by the depth of the system and provides a diagram implying a reduction in daylight.
 - i. *Response: The applicant is not able to comment on the diagrams provided by PMA since we have no knowledge of the assumptions they are based on.*

The Portland Building design-build team has done extensive daylighting studies to ensure that access to daylight will be increased by the proposed improvements to the exterior facade. Attached is a summary of the daylighting analyses that were produced in April of this year as part of our whole building energy analysis. The attached daylighting analyses show a significant increase in natural light for building occupants.

It should be noted that daylighting is not part of the approval criteria that Historic Landmarks Commission is tasked with applying to the present project.

- d. The document provides an email chain in which PBOT apparently denied an encroachment permit submitted by PMA pertaining to a door swinging into the public right of way. The document further asserts that the Portland Building project is not being “held at least to the same bar”.

- i. Response: The emails provided appear to be in regards to the encroachment of a door swing. The Portland Building does have existing doors that swing into the public right of way. In fact, our proposal includes modifying these doors to correct this situation, as Mr. Meijer’s project was required to do and as required by Chapter 32 of the OSSC.*

The encroachment permit requested for this building does not provide for door swings into the right of way. For further information, please refer to the Encroachment Permit # 17-158377-TR.

- e. The document provides a copy of the 2013 Exterior Envelope Restoration Structure Improvements Assessment Phase 1 report produced by FFA Architecture + Interiors (FFA) and states that two options were provided within.

- i. Response: The report noted above was produced as a scope confirmation study for an exterior rehabilitation project that was awarded to FFA in 2012 with a total project budget of \$8 million. One of the primary outcomes of this study was a realization that the issues with the Portland Building were far more severe than previously realized and that the scope of work originally assumed would be inadequate to solve the building issues in a meaningful way. This report, paired with a 2014 study of the interiors and building systems, led the City to develop a project scope that would address issues throughout the whole building rather than simply repair the exterior.*

Within the 2013 report, two options are presented in the treatment recommendations section:

Option A is presented as a base minimum set of repairs the would be required to simply stabilize the damage. As noted in the report, “these treatments do not address root causes or represent a long-term solution...and will not effectively stop all water infiltration.”

Option B was provided as one potential solution and took the repair efforts a step further than mere stabilization. This option was put forward at a concept study level and, as such, it should not be construed as a fully developed solution. It should also be noted that the options presented in this 2012 study were not produced as part of the current project or by the current project team.

The 2013 report was valuable to the design-build team in providing comprehensive information on the current condition of the building and in providing a jumping-off point for more detailed exploration of façade options.

2. The next document that we are responding to was submitted by do.co,mo.mo_us and consists of a two-page letter. It was uploaded to the City Auditor's E-files site and is titled "LU 17-153413 HRMAD 12-Docomomo - Portland Graves.PDF"
 - a. The letter asserts that the project does not meet the Secretary of the Interior Standards for Historic Properties for a reconstruction.
 - i. *Response: The City of Portland project management team chose the word 'reconstruction' for the official project name as a way of describing the project to council members and other laypersons. The word was chosen prior to selection of a project team or the beginning the design process and outside of the context of the Secretary of the Interior Standards and Guidelines. The applicant has not asserted within the documentation submitted that the project is in any way a 'reconstruction' as defined by these standards. As noted by Bureau of Development Services staff during their presentation at the June 26, 2017 Landmarks Commission hearing, the scope of the project represents a 'rehabilitation' as defined by the Secretary of the Interior Standards and Guidelines.*

Attachment A - Photos of metal screen facade discussed in response item 1.a

Google Maps

1079 NW 9th Ave

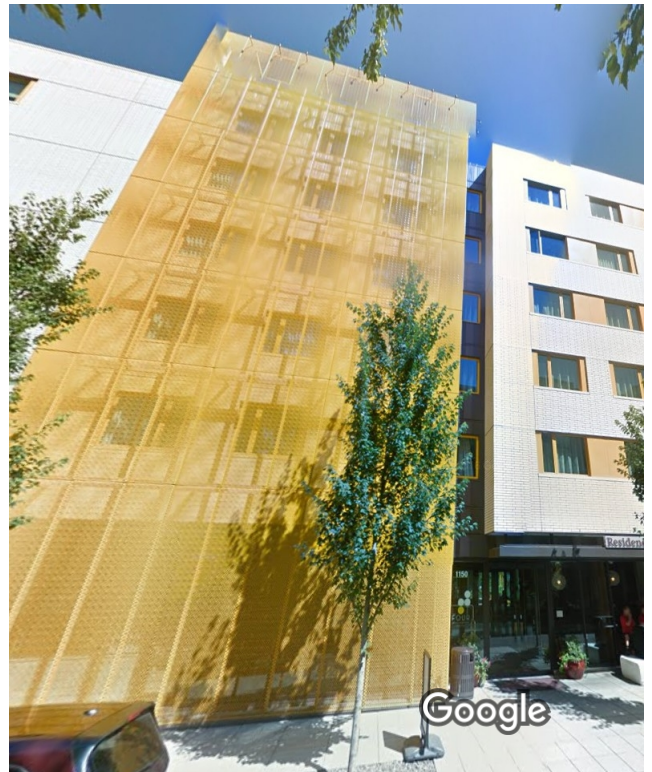
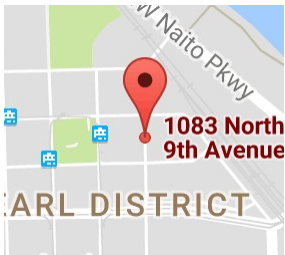
Marriott Residence Inn Pearl District



Image capture: Aug 2016 © 2017 Google

Portland, Oregon

Street View - Aug 2016



Attachment B - Daylighting studies discussed in response item 1.c

The Portland Building Reconstruction
Energy Analysis Report Snapshot 1
April 6th 2017



Daylighting Studies

OVERVIEW

The daylighting was modeled for typical floor plans, the following floors – floor 5, floor 9 and floor 14 were modeled to highlight the changes in daylit area from existing to new fenestration areas. The Daylighting for September 21st at Noon was modeled for a sunny sky condition and the spatial daylight autonomy was modeled for these spaces as well. The spatial day light autonomy estimates the percentage of the area which meets the 300 lux criteria for 50% of the time.

RESULTS

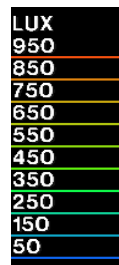
On an average the daylighting in the space is improved from 4% daylit with the existing floor plan to 20% daylit for the proposed floor plan.

ANALYSIS

5th Floor – Daylighting Analysis (Sunny Sky – Noon 21st Sept)



Daylighting Contours



Preferred Range

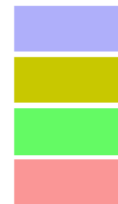
Lux

< 100

100 - 500

500 - 2500

> 2500



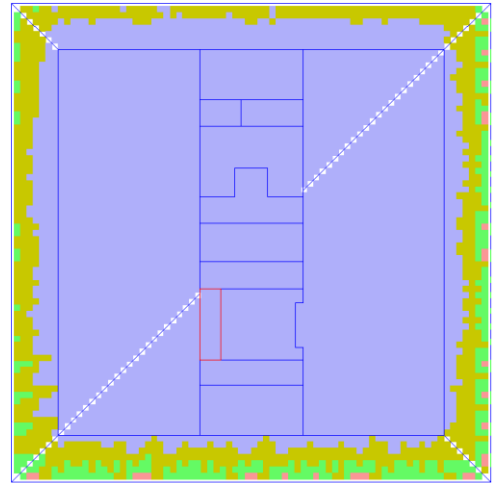
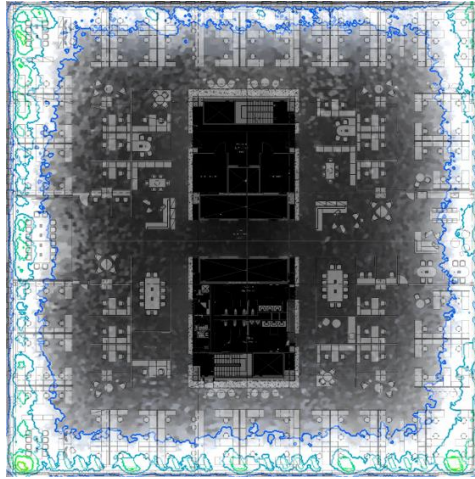
sDA (Spatial Daylight Autonomy)

The Portland Building Reconstruction

Energy Analysis Report Snapshot 1

April 6th 2017

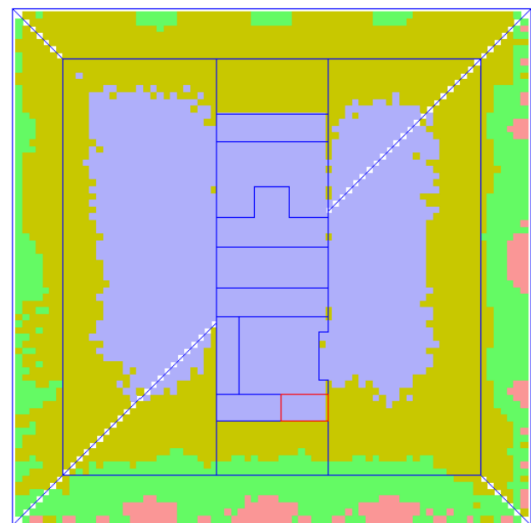
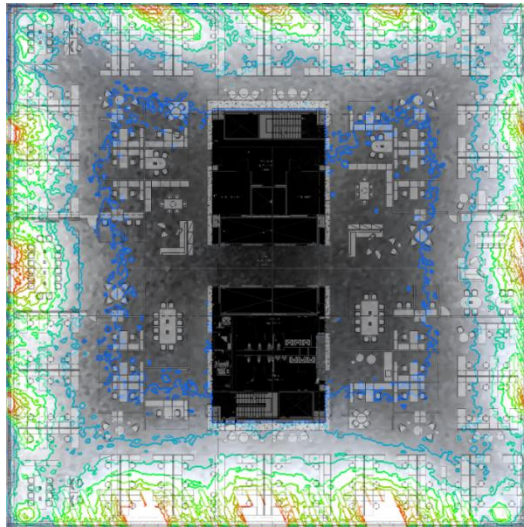
Existing Façade – 3% Daylit



Daylighting Contours

sDA (Spatial Daylight Autonomy)

Proposed Façade – 20% Daylit



9th Floor – Daylighting Analysis (Sunny Sky – Noon 21st Sept)



Preferred Range

Lux

< 100

100 - 500

500 - 2500

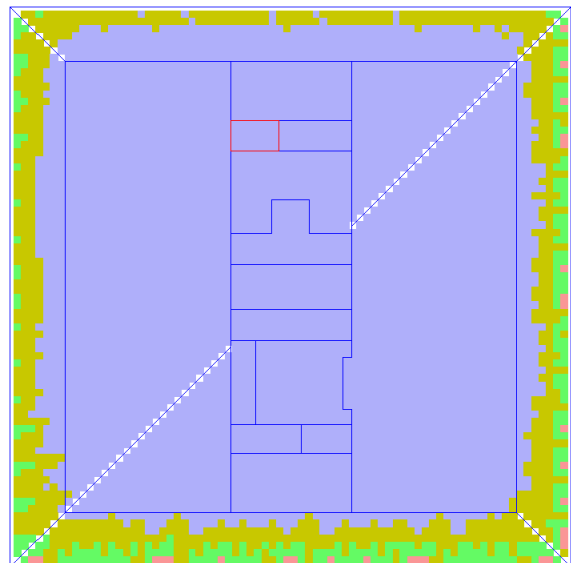
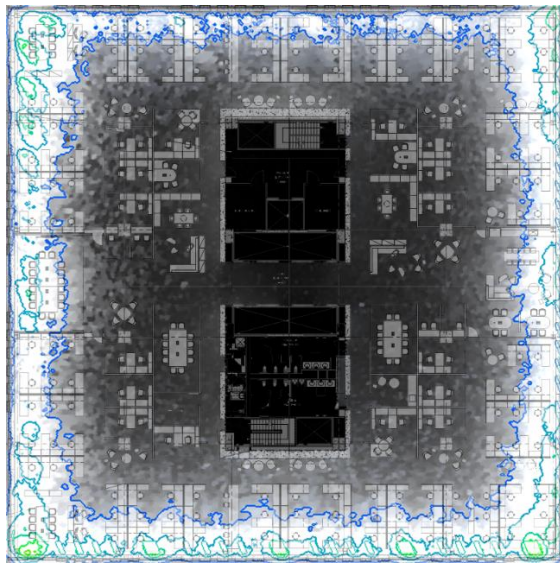
> 2500



Daylighting Contours

sDA (Spatial Daylight Autonomy)

Existing Façade – 2.65% Daylit



Daylighting Contours

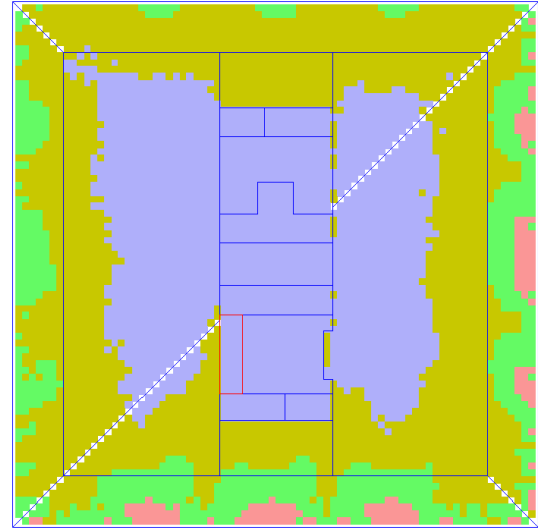
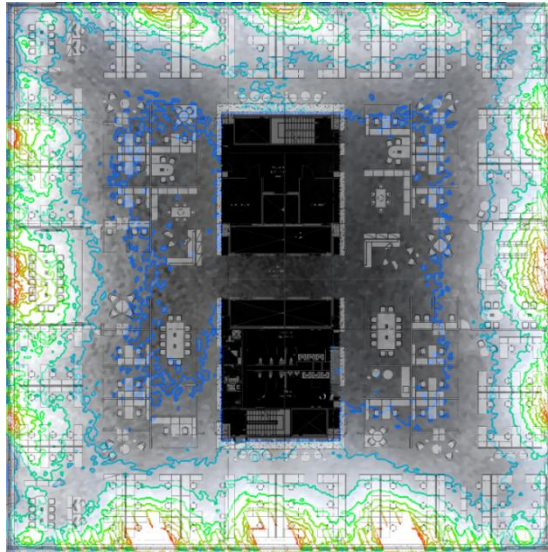
sDA (Spatial Daylight Autonomy)

The Portland Building Reconstruction

Energy Analysis Report Snapshot 1

April 6th 2017

Proposed Façade – 17% Daylit



14th Floor – Daylighting Analysis (Sunny Sky – Noon 21st Sept)



Preferred Range

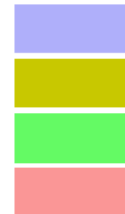
Lux

< 100

100 - 500

500 - 2500

> 2500



Daylighting Contours

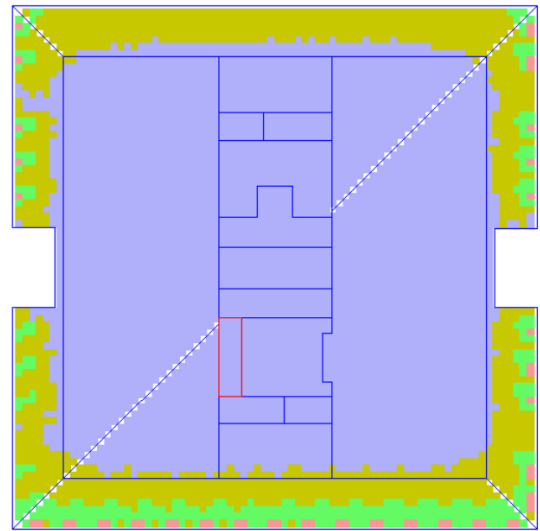
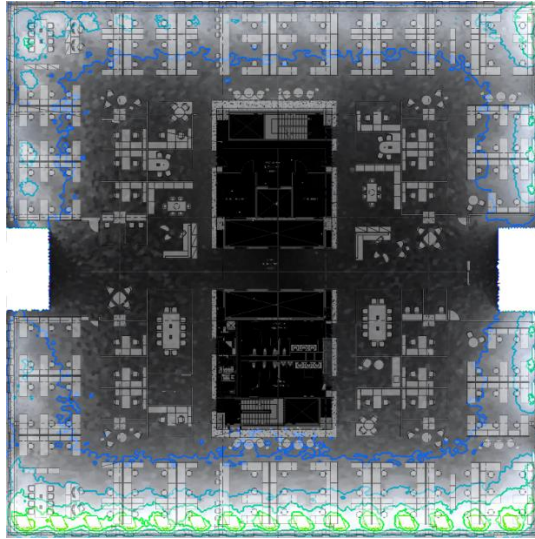
sDA (Spatial Daylight Autonomy)

The Portland Building Reconstruction

Energy Analysis Report Snapshot 1

April 6th 2017

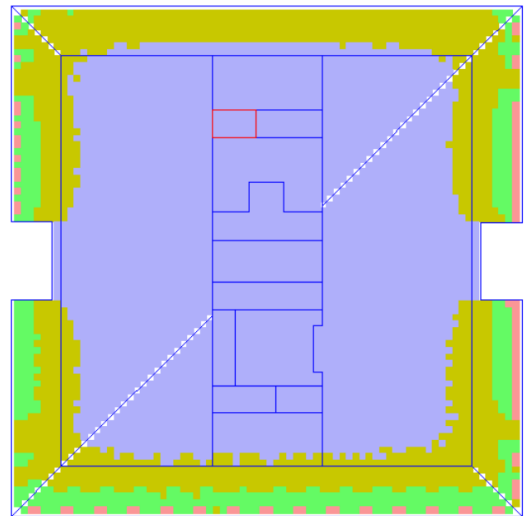
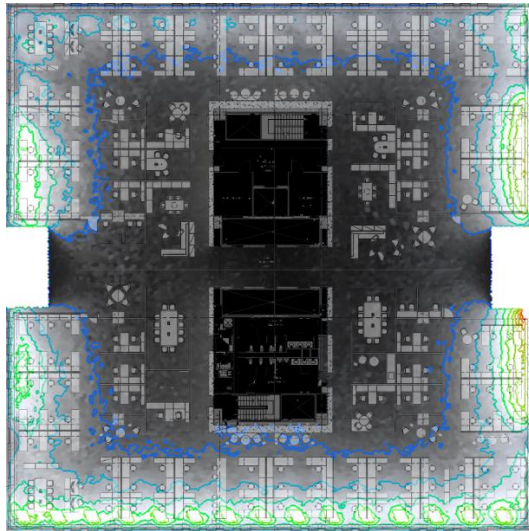
Existing Façade – 6% Daylit



Daylighting Contours

sDA (Spatial Daylight Autonomy)

Proposed Façade - 12% Daylit



Proposed Design – Daylighting Plan for 5th Floor

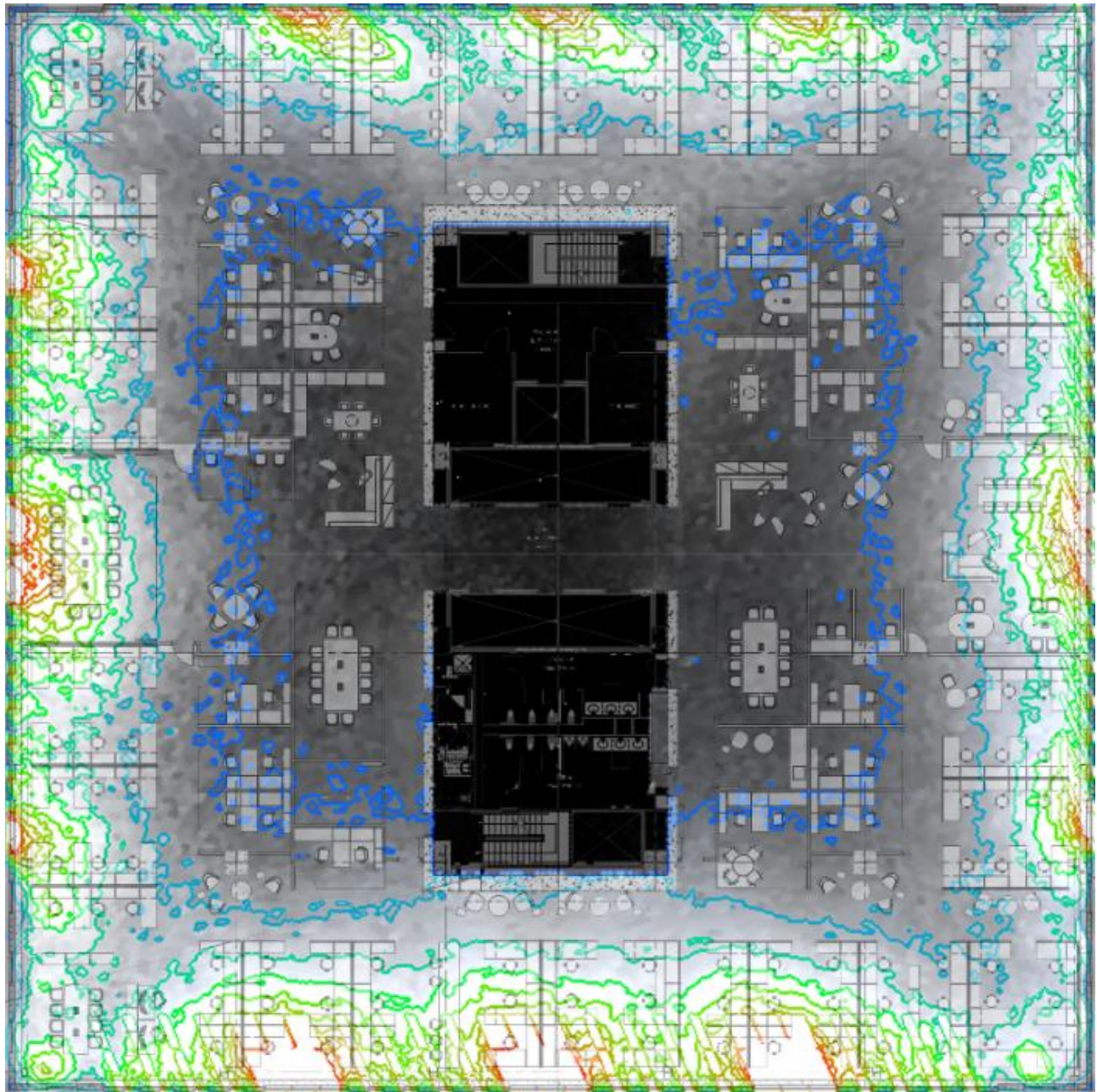


Figure 8 - Daylighting Contour plan for 5th floor, Snapshot1

Proposed Design – Daylighting Plan for 9th Floor

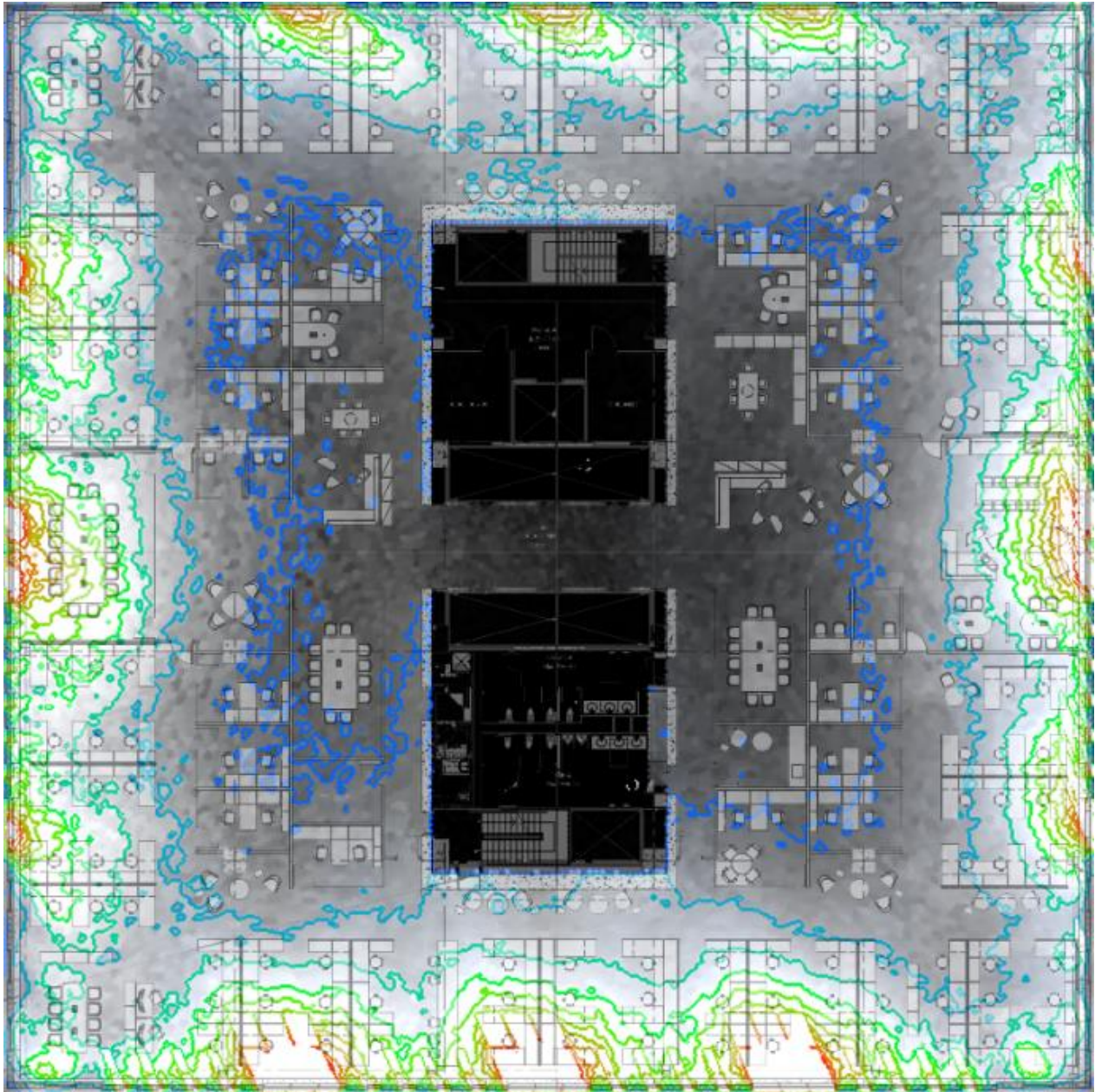


Figure 9 - Daylighting Contour plan for 9th floor, Snapshot1

Proposed Design – Daylighting Plan for 14th Floor

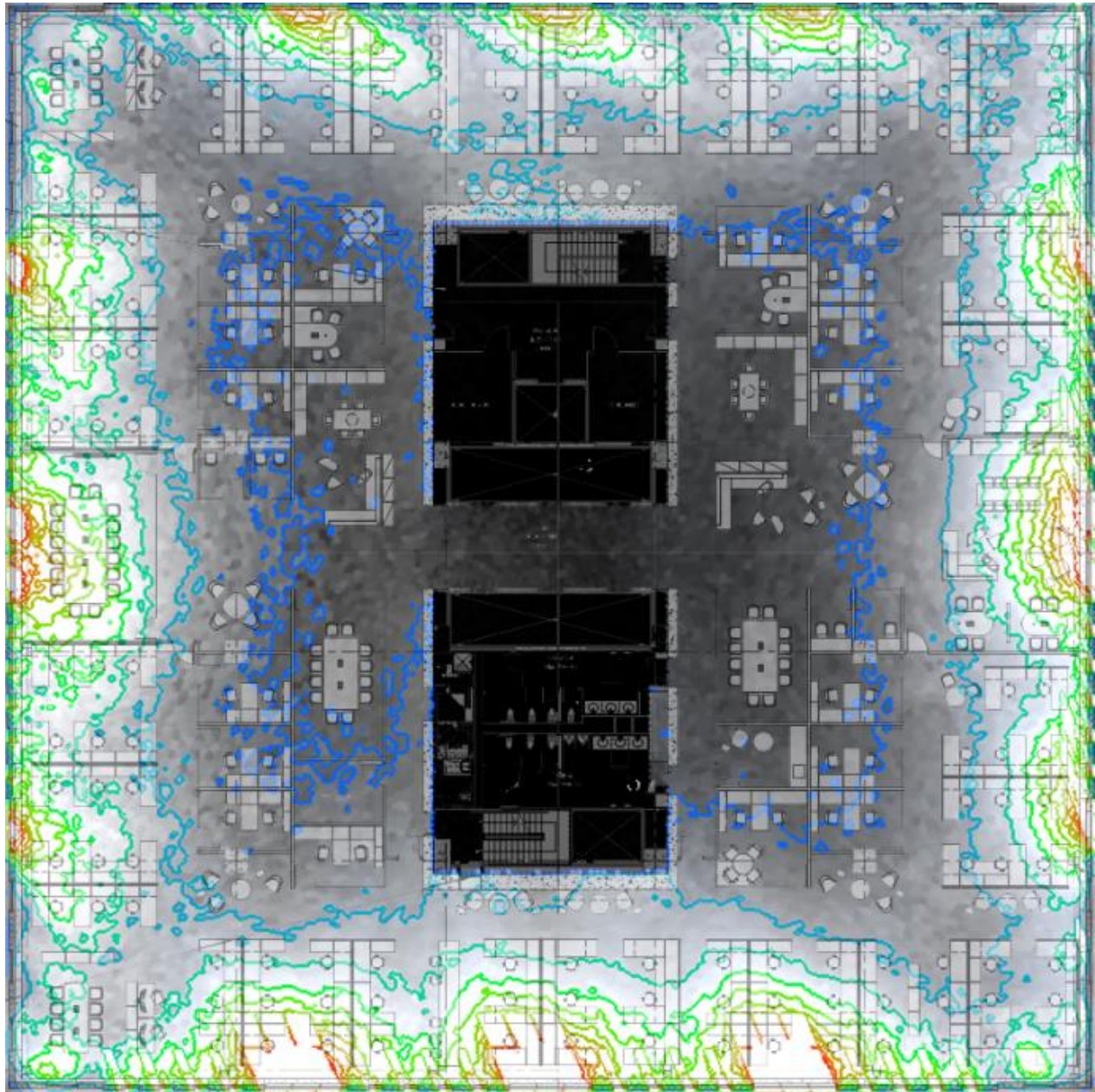


Figure 10 - Daylighting Contour plan for 14th floor, Snapshot1