

The Portland Building Reconstruction



Council
July 27, 2016



Progressive Design-Build-Relocate Procurement Process

- Authorization of Progressive Design Build Relocate – January 20, 2016
- Public Outreach Meeting at OAME – February 12, 2016
- RFP Release – April 1, 2016 Due – May 13, 2016
- Proposals Received -
 - Anderson Construction
 - Howard S. Wright
 - JE Dunn
- Team Selected –

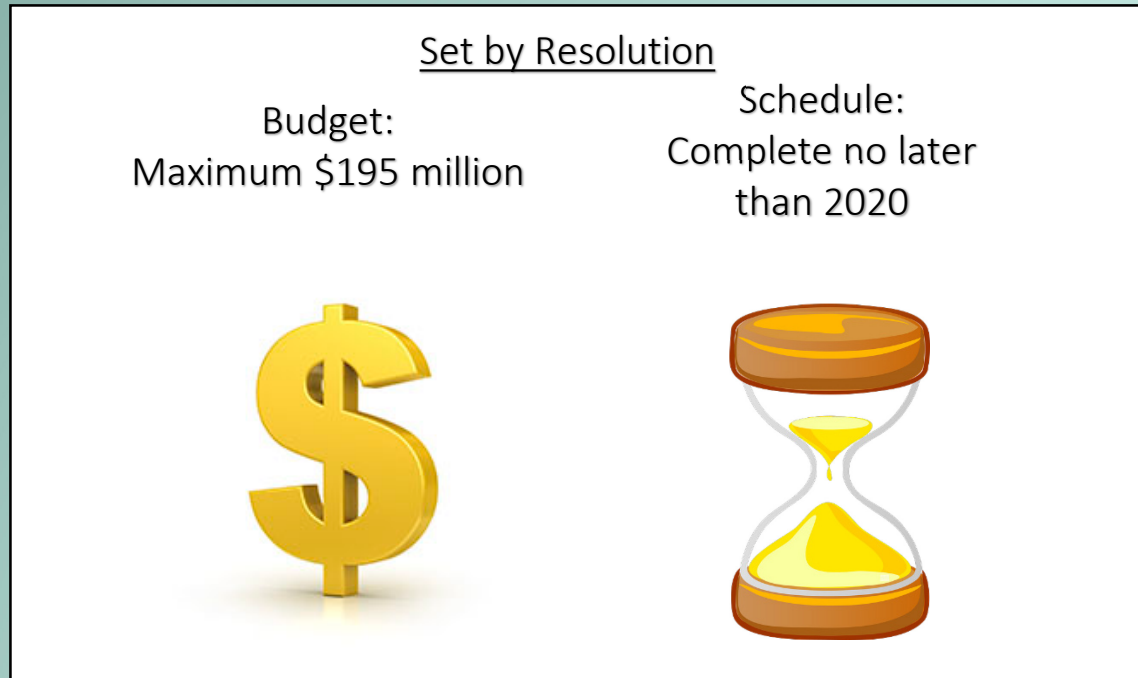


Howard S. Wright
a **Balfour Beatty** company

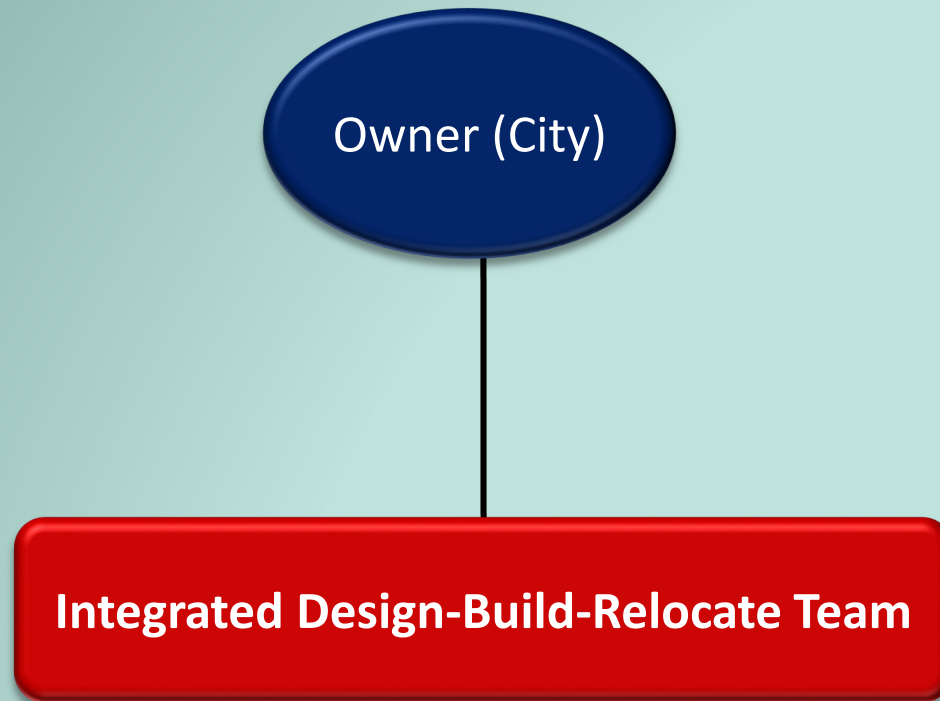


DLR Group
Architecture Planning Interiors

Why did we choose Progressive Design-Build-Relocate?

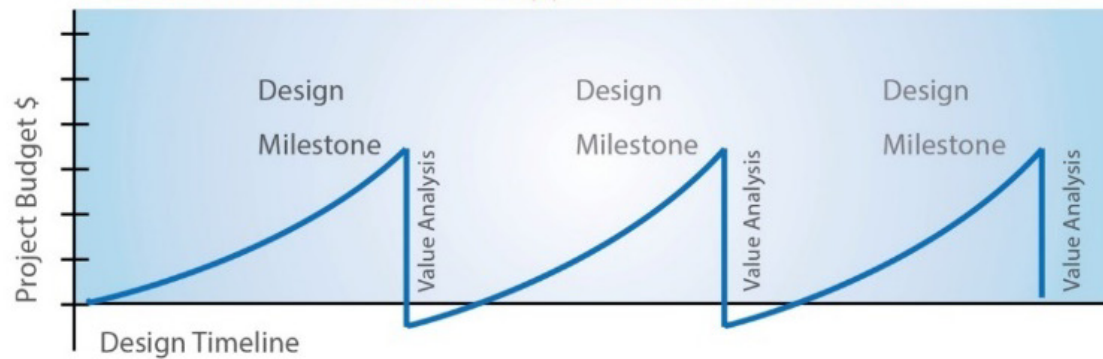


Why did we choose Progressive Design-Build-Relocate?



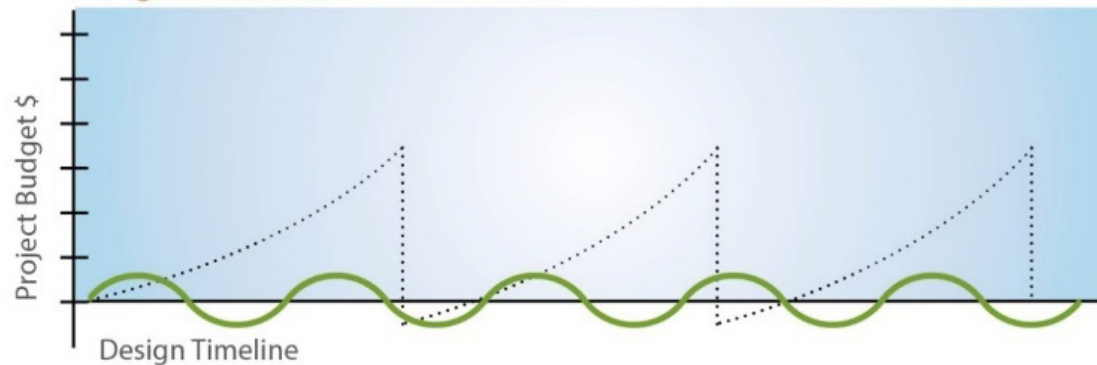
Why did we choose Progressive Design-Build-Relocate?

Traditional Preconstruction Support Model - Old School



- Wide swings in costing
- Low confidence
- Painful VE process
- Extremely wasteful

Integrated Model - New School



- Eliminates redesign
- Predictable cash flow
- Less volatile costing
- Stability and confidence
- Improved team experience

Cost Certainty Sooner

2016

2020

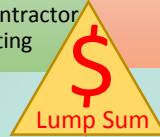
Traditional Design-Bid-Build (aka Low-Bid)

Design Contracting

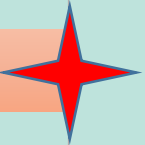
Design

Bidding & Contractor Contracting

Key Decision Point



Construction



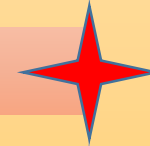
Progressive Design-Build

Key Decision Point

Design-Builder Contracting

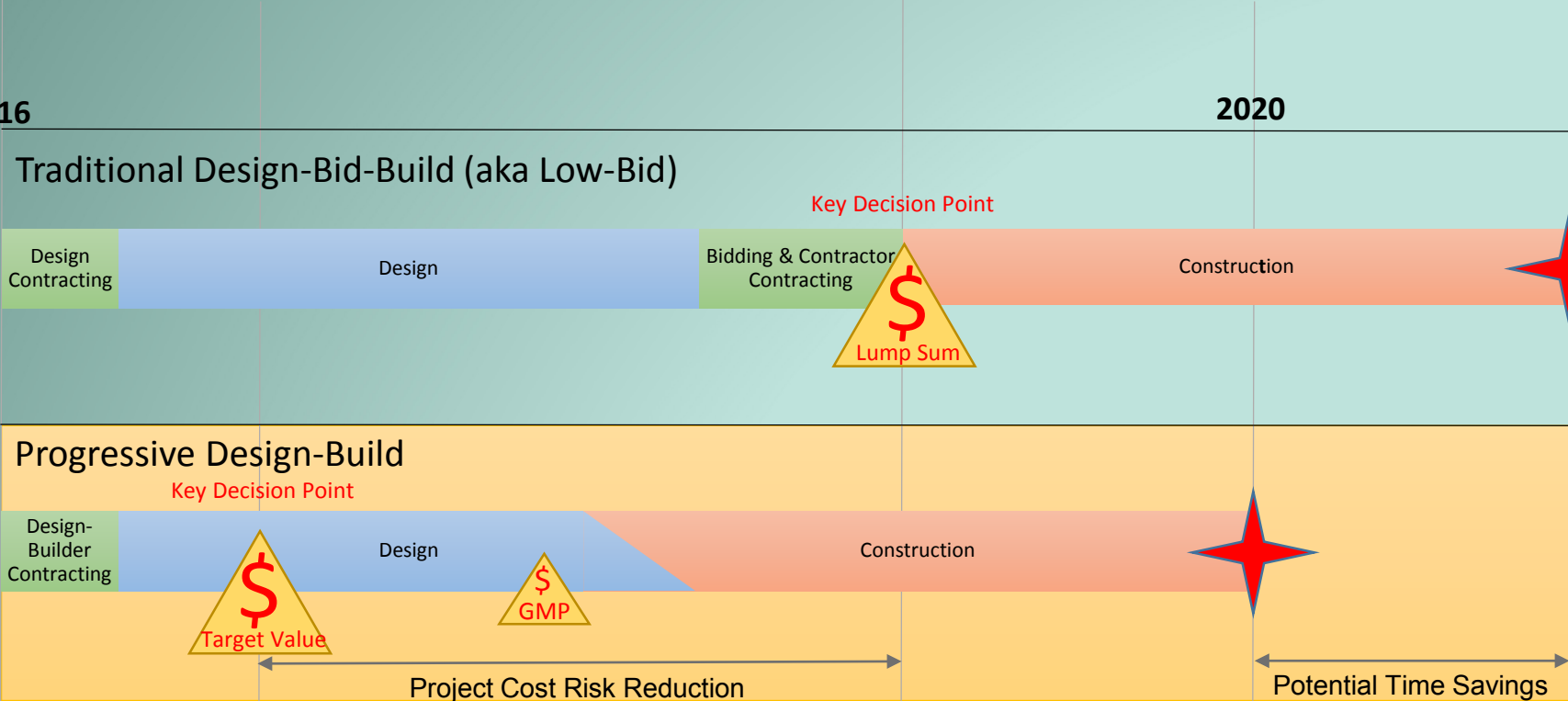
Design

Construction



Project Cost Risk Reduction

Potential Time Savings



Project Allocation

\$195 Million Total Project Cost

Owner's Representative Contract

Includes:

- Project oversight and administration
- Project management assistance
- Construction administration
- Public outreach & communications
- Social equity contracting administration

\$5.6M

Remaining Costs

Includes:

- City project management
- City technology services
- Additional professional services
- Permits, fees, and misc. soft costs
- 2% for art
- 1% for community opportunities and enhancements
- Contingency
- Temporary leases

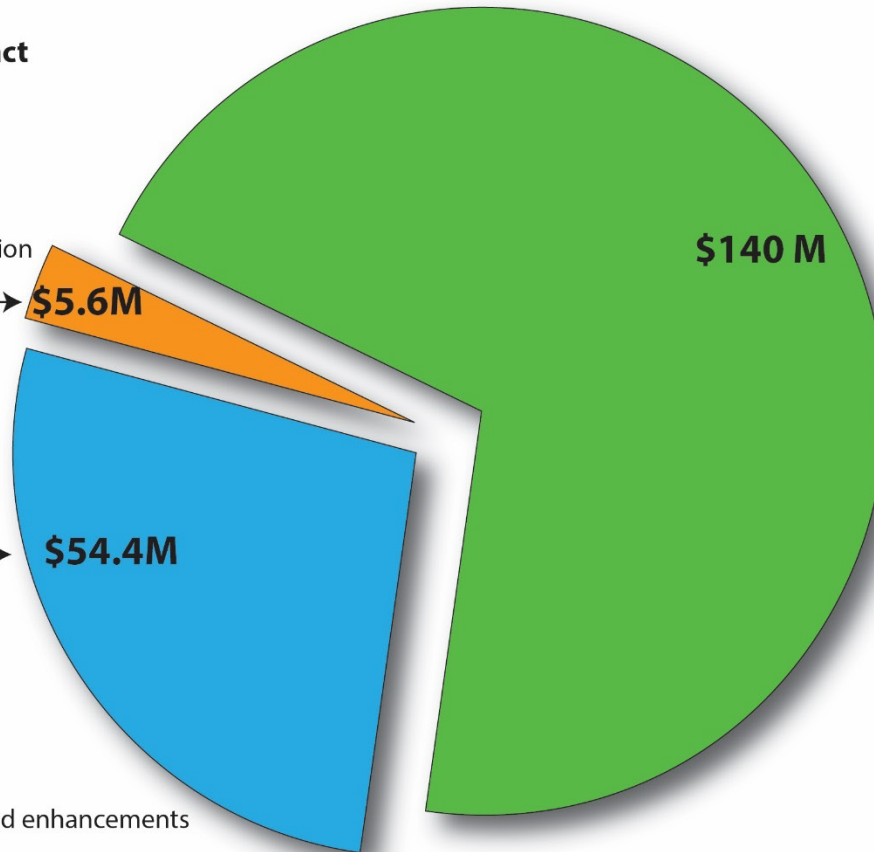
\$54.4M

Design-Build-Relocate

Includes:

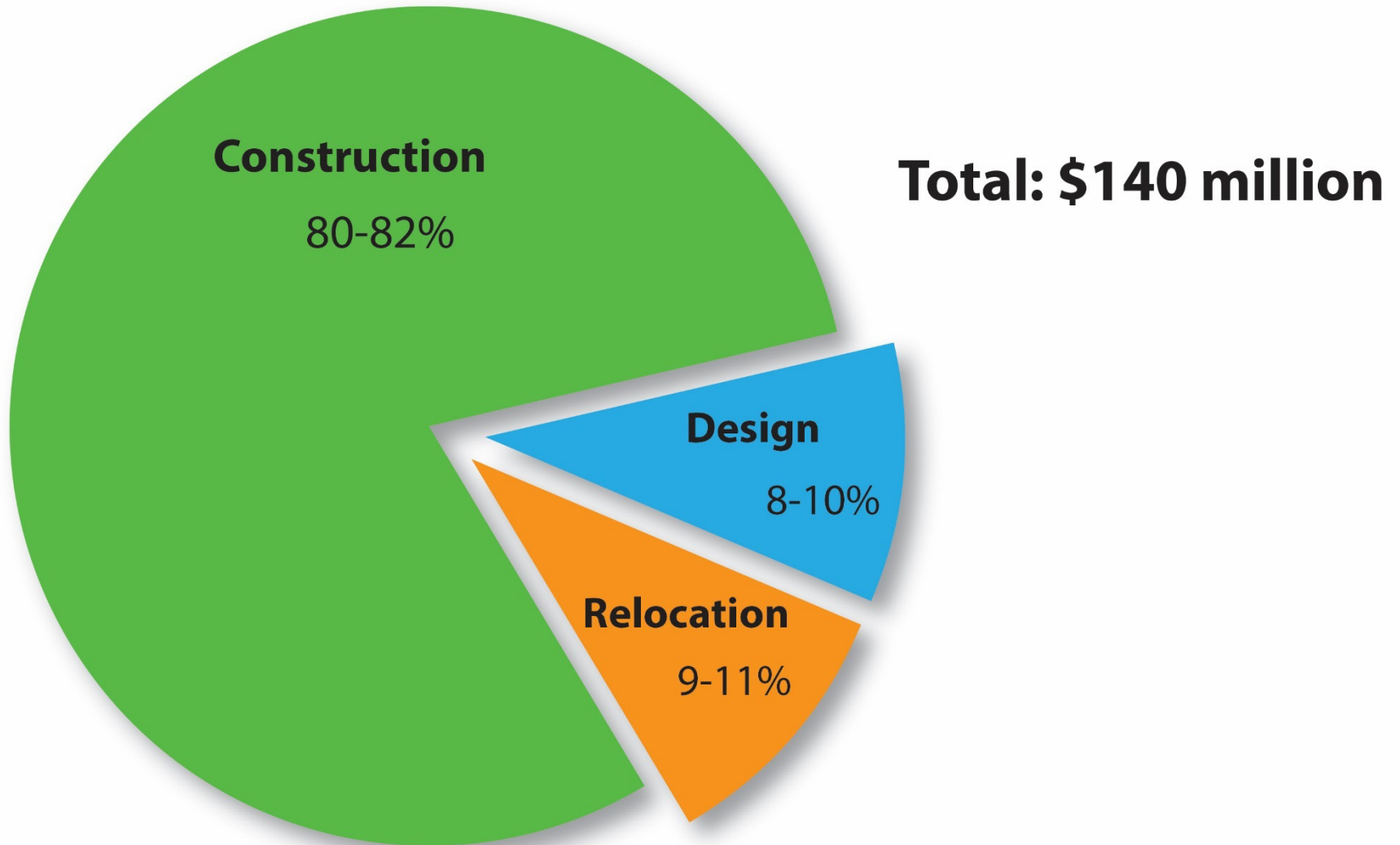
- Design professionals
- Temporary space preparation
- Moves out and back in
- Construction
- Furniture, fixtures, & equipment
- Contingency
- 1.5% for green technology
- Building technology

\$140 M



Progressive Design-Build-Relocate

Projected Cost Allocation



Project Expectations

- Eliminate water intrusion
- Meet equity goals
- Meet sustainability goals
- Relocation/temporary moves to support project
- Technology improvements
- Upgrade accessibility
- Upgrade/replace building systems
- Upgrade seismic
- Workplace improvements

HSW/DLR



EDITH GREEN-WENDELL WYATT

- Collaborative Project Delivery
- Nationally recognized for delivery method
- Reduced schedule by 10 months
- Analysis determined full move-out approach
- Integrated team managed 26 Agency moves both outbound and inbound
- Socio-economic goals exceeded: Goal 11%, Achieved 20%



HENRY M. JACKSON FEDERAL BUILDING

- Design/build partnership with DLR
- Retrofit of building mechanical systems & structural upgrade
- Replaced tower glazing systems
- Phased retrofit of 36-story high-rise
- Project completed while occupied

MWESB Equity & Inclusion

PTE Services Design Phase

Certification	Goal %
MBE	8%
WBE	8%
ESB	4%
Total Goal	20%
HSW Commitment	21%

Construction Services Phase

Certification	Goal %
MBE	12%
WBE	5%
ESB	5%
Total Goal	22%
HSW Commitment	25%

PTE Phase 1 Effort to Date (7/27/16)

Description	MBE #	WBE #	ESB #
RFI	17	15	7
Responses	4	10	4
Interviews	4	10	4
Selected Ph. 1	3	7	1
Future Work	TBD	TBD	TBD

Construction Inclusion Strategies

- MEP – embed equity trade partners
- Early & frequent community outreach
- MWESB availability & capacity analysis
- Tailored solicitation to maximize MWESB inclusion
- On the job mentoring and coaching

Equity Workforce/Training

Workforce Goals

20% Apprentice

22 % Minority Apprentice

9 % Female Apprentice

22 % Minority Journey Worker

6 % Female Journey Worker

Workforce Engagement Strategies

Early engagement with pre-apprentice and apprentice programs

Monthly monitoring & adjusting

Full engagement in project school based enrichment efforts