

The Portland Building Reconstruction Project

Owner's Representative and Public Outreach Services

September 28, 2015



Who's Who

- City Staff Introductions
 - Name, title, relationship to the project
- Attendee Introductions
 - Name and Company
 - Tell us about your company
 - What brought you to this event?
 - Are you an MWESB Certified company?



Image from www.veer.com

Project Scope

- History:

- Built in 1982
- Designed by Michael Graves
- Quintessential Post-Modernist Building
- Landmark Building for Portland



Fun Fact

Portlandia is the 2nd largest hollow copper structure in the world.
Second to what?



The Statue of Liberty



Fun Fact Bonus

How old will Portlandia be this year?



Fun Fact Bonus

30!

And she's having a birthday party on October 8th

Building Issues

- Envelope – Water intrusion for years
- Seismic - Built prior to the 1996 seismic codes
- MEP - Systems are near or at the end of their useful lives
- Historic - Integrity needs to be maintained

We plan to fix this all ...

... And capitalize on the opportunities this presents.



Image from <http://dn.biz/>

Scope

- Resolution to complete the project
 - \$195 million cap for ALL project costs
 - Completed by the end of 2020.



Image from <http://www.amyporterfield.com/>

Scope

- Fully renovate the building
 - Renew the envelope
 - Replace the MEP systems
 - Seismically upgrade
 - Renovate the interior spaces
- Meet all current city policies and building codes
 - Green Building Policy – LEED Gold
 - Full accessibility
- Re-envision what the Portland Building is to the City



Collaborative Project Approach

- **Owner Team**

- City Staff
- Owner's Representative & Public Outreach Services

- **Design-Build-Relocate Team**

- Architect, Engineers, Specialty Consultants
- Contractor and Subcontractors
- Developer/Broker & Move Services

- **Collaborative Team**

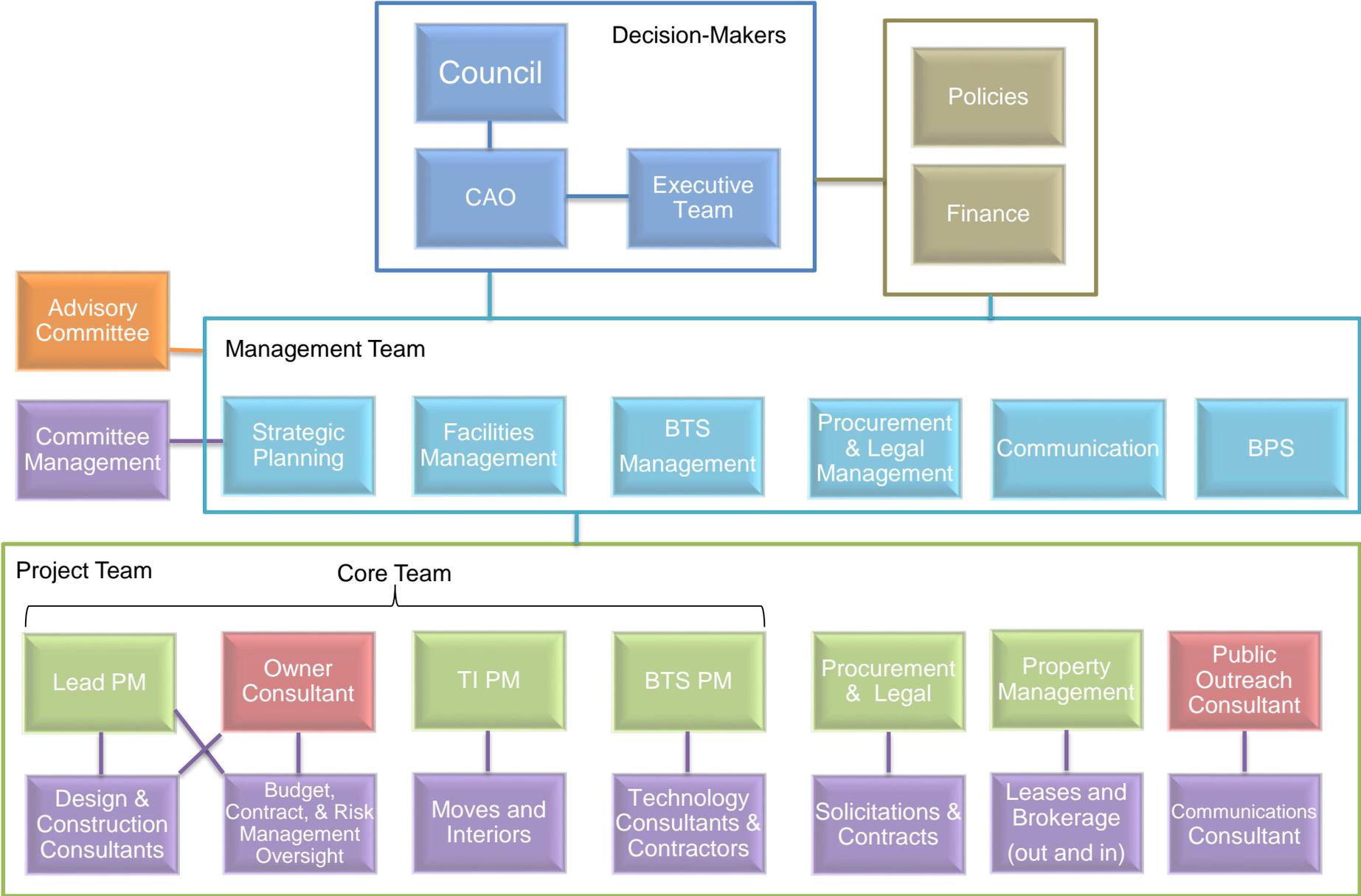
- Progressive Design-Build
 - Iterative
 - Colocation



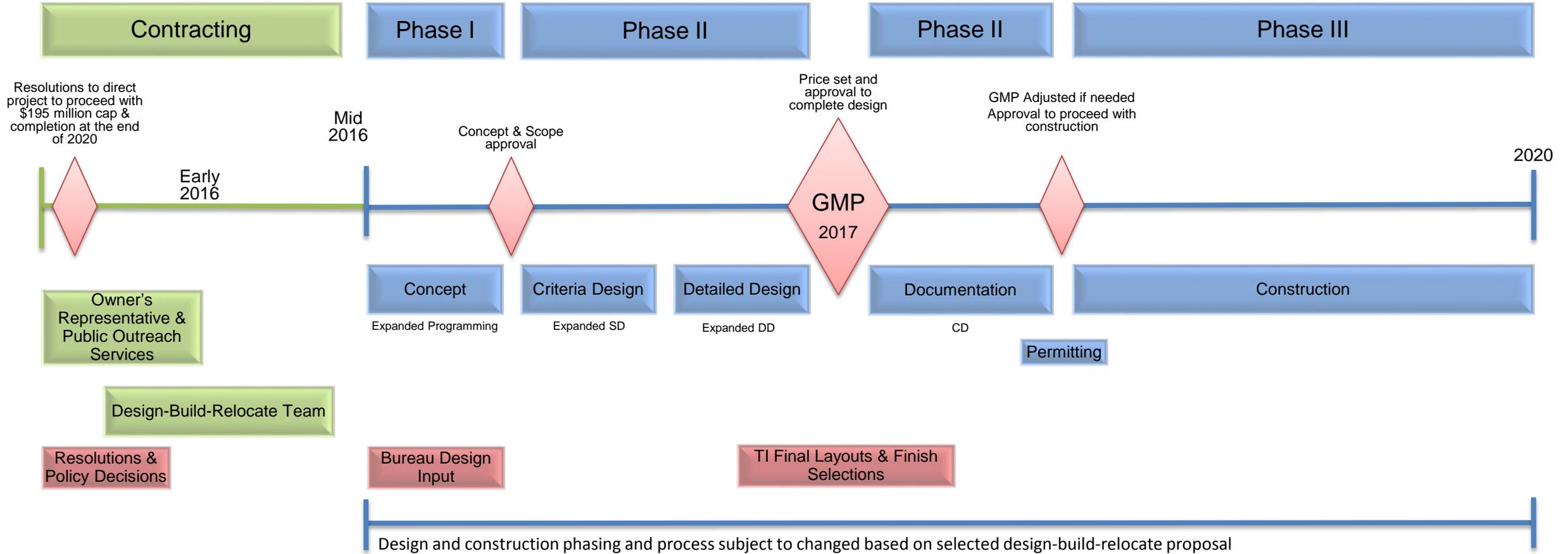
Why are we hiring an Owners Rep?

- To assist City staff with entire project
- From contracting, public outreach, procuring the DB, assist with relocation of existing employees through design and construction
- We want the Owners rep to be a part of an integral team and co-locate with all the team members

Owner Team



Project Phases

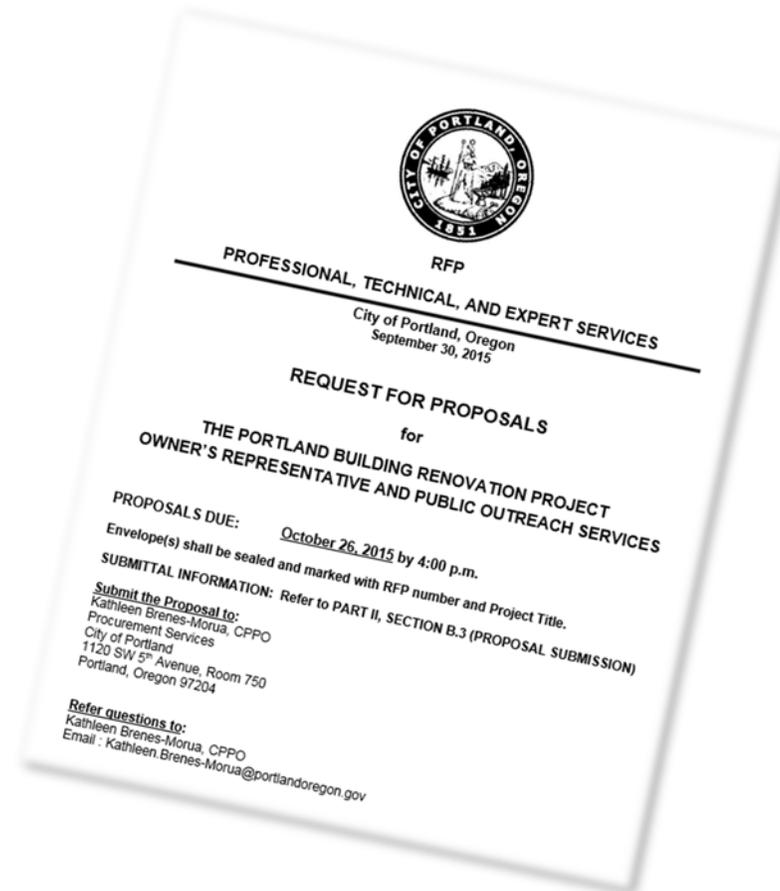


Procurement and Contracting Process

- Tentative Timeline

- Release by October 5th
- Pre-submittal meeting October 14th
- Proposals due October 30th, 4pm
- Short list issued by November 20th
- Interviews December 4th-8th
- Notice of Intent to Award by December 9th
- Contract executed by February 2nd
- First deliverable to review and finalize the design-build-relocate RFP on February 24th, 2016

- Opportunity Contracting



Procurement and Contracting Process

- Posting at:

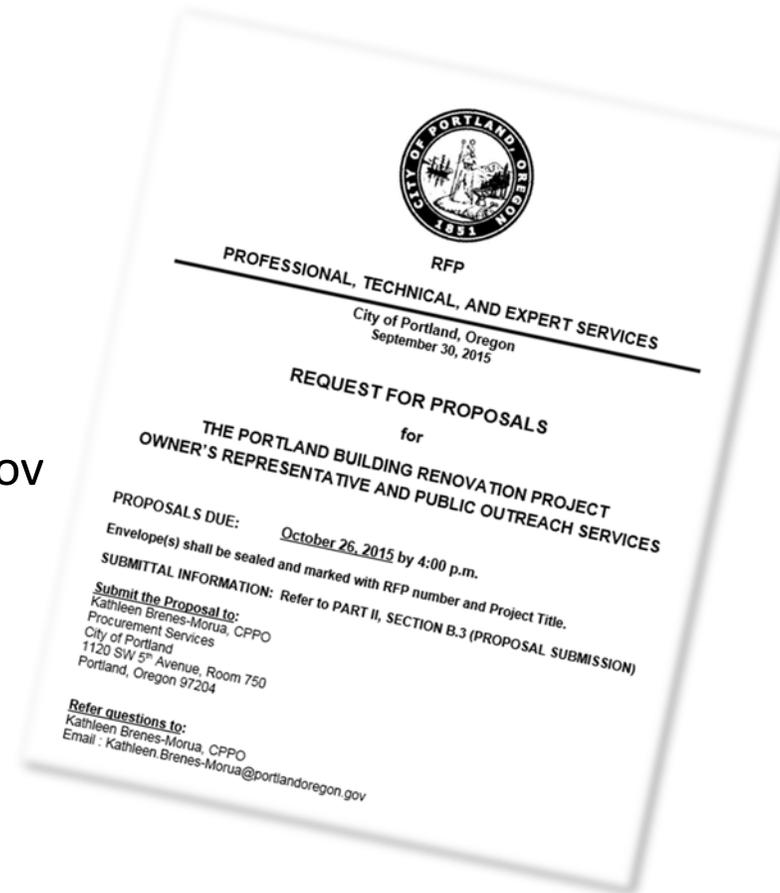
City of Portland BuySpeed portal

<https://procure.portlandoregon.gov/bso/>

- Questions to:

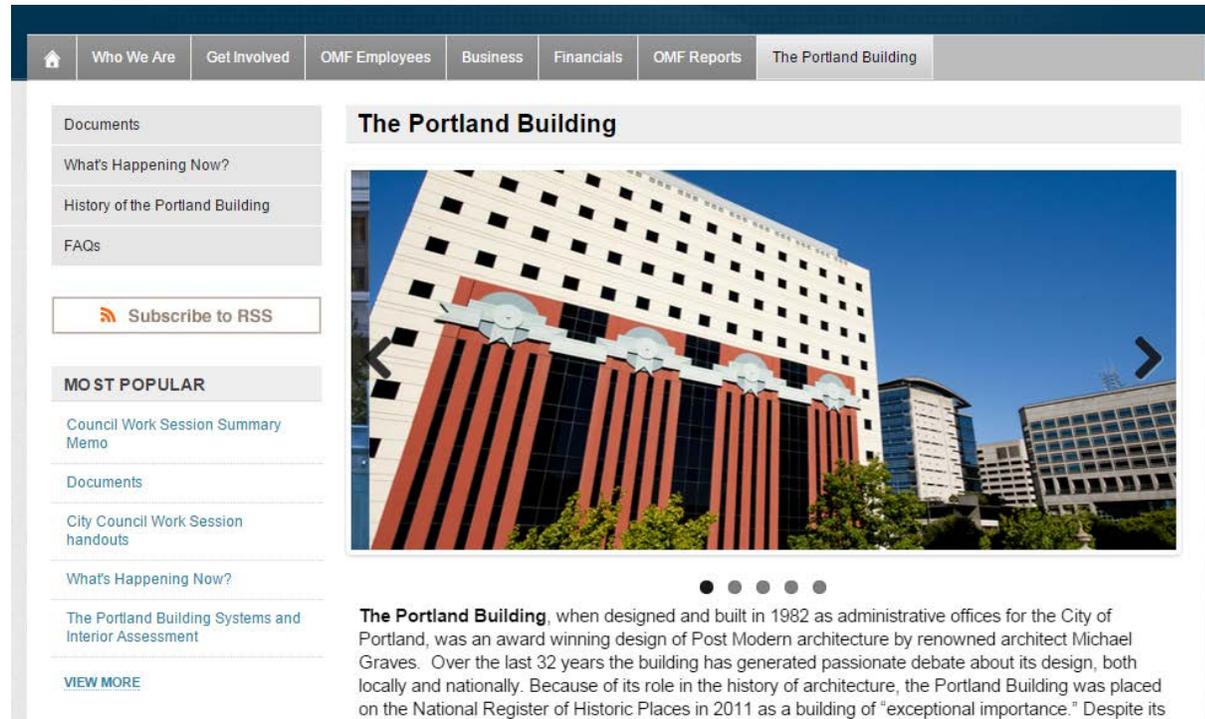
Kathleen Brenes-Morua, CPPO

Email : Kathleen.Brenes-Morua@portlandoregon.gov



The Portland Building Website

- Additional project information can be found at:
 - www.Portlandoregon.gov/portlandbuilding



The screenshot displays the website's interface. At the top is a dark blue navigation bar with white text links: Home, Who We Are, Get Involved, OMF Employees, Business, Financials, OMF Reports, and The Portland Building. Below this is a light gray sidebar containing a 'Documents' menu with links to 'What's Happening Now?', 'History of the Portland Building', and 'FAQs'. A 'Subscribe to RSS' button is also present. The 'MOST POPULAR' section lists 'Council Work Session Summary Memo', 'Documents', 'City Council Work Session handouts', and 'What's Happening Now?'. A 'VIEW MORE' link is at the bottom of the sidebar.

The main content area features a large photograph of the Portland Building, a prominent Post Modern structure with a white facade and red columns. The photo is titled 'The Portland Building' and includes a carousel of five small circular indicators below it. Below the image is a paragraph of text:

The Portland Building, when designed and built in 1982 as administrative offices for the City of Portland, was an award winning design of Post Modern architecture by renowned architect Michael Graves. Over the last 32 years the building has generated passionate debate about its design, both locally and nationally. Because of its role in the history of architecture, the Portland Building was placed on the National Register of Historic Places in 2011 as a building of "exceptional importance." Despite its

Questions?

www.Portlandoregon.gov/portlandbuilding

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Time to Network!

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