



CITY OF PORTLAND

THE PORTLAND BUILDING RECONSTRUCTION PROJECT



THE NEED

The Portland Building houses 1,300 employees, a daycare center, three vendors, customer service centers, and is used by the community for meetings. Since its opening in 1982, the condition of the exterior of the building has been a problem.

In spite of multiple attempts to fix the building, the City can no longer prevent water leaks. The water infiltration is degrading the exterior, interior, and structural elements of the building.

In addition, the mechanical, electrical, and plumbing systems are near the end of their useful lives. While it was built to existing code at that time, it was built prior to improvements to the seismic code which occurred in the 1990s.

THE PROJECT

In October 2015, City Council approved Resolution #37158, which directs the Office of Management & Finance to complete the Portland Building Reconstruction project by the end of 2020 at a cost not to exceed \$195 million. This project is necessary to preserve the City's asset investment.

With the reconstruction, the City has the opportunity to create a building that meets current and future needs. The completed building will provide a welcoming environment for our community and ensure viable office space to serve the public well into the future.

The project will include:

- Repair/replacement of the building exterior
- Repair/replacement of electric, mechanical, plumbing, and technical systems
- Seismic upgrades
- Improved accessibility for all occupants and visitors
- Workspace and safety improvements
- Increased adaptability of interior spaces for changing technology
- LEED Gold or higher green building certification
- Historic preservation

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We want to hear from you. Submit your comments at the web address above or visit the Portland Building and leave a note in the comment box at the front desk.



HISTORY OF THE PORTLAND BUILDING

The Portland Building was designed by Michael Graves and is considered an early example of Postmodern architecture. Construction on the building was completed in 1982 and in 2011, it was listed on the National Register of Historic Places for its importance as "one of the first large-scale manifestations of a new architectural style."

Soon after completion, structural deficiencies were discovered. The building's exterior envelope has presented numerous chronic signs of compromise and failure. Despite numerous repairs over the years, the overarching envelope issues have never been fully resolved.

After multiple studies of building conditions including an analysis of options, City Council voted in 2015 to reconstruct the building.

PROJECT COST \$195 MILLION

Design-Build-Relocate - \$140 Million

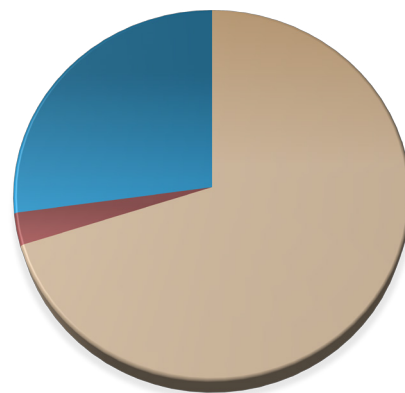
- Design professionals
- Temporary space preparation
- Moves out and back in
- Construction
- Furniture, fixtures, & equipment
- Contingency
- 1.5% for green technology
- Building technology

Owner's Representative Contract - \$5.6 Million

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

Remaining Costs - \$49.4 Million

- 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



ALTERNATIVES TO RECONSTRUCTION

The City considered several alternatives before deciding to reconstruct the Portland Building including:

- Demolish and rebuild at the same site
- Sell and buy an existing building
- Sell and build new somewhere else
- Sell and build new with a partner
- Sell and lease somewhere else
- Reconstruct the current building

After careful analysis, it was determined that the best alternative was to maintain the asset and reconstruct the building. You can read the complete analyses of all options at PortlandOregon.gov/PortlandBuilding.

PROJECT TIMELINE

2015	2016	2017	2018	2019	2020
Contracting		Design		Construction	

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