

PORTLAND BUILDING RECONSTRUCTION UPDATE

Council Work Session
September 11, 2018

Presenters: Tom Rinehart, CAO
Kristin Wells, Project Lead



Presentation Overview

- **Building History (30 minutes)**
 - Persistent problems
 - Council decision to reconstruct
 - Foundational decisions
- **Work To-Date (30 minutes)**
 - Scope, Construction, Equity, Sustainability, Budget, Timeline
- **Broad Impacts (30 minutes)**
 - Governance
 - Customer Service
 - Integrated Building Management
 - Space Optimization
 - Technology



BUILDING HISTORY

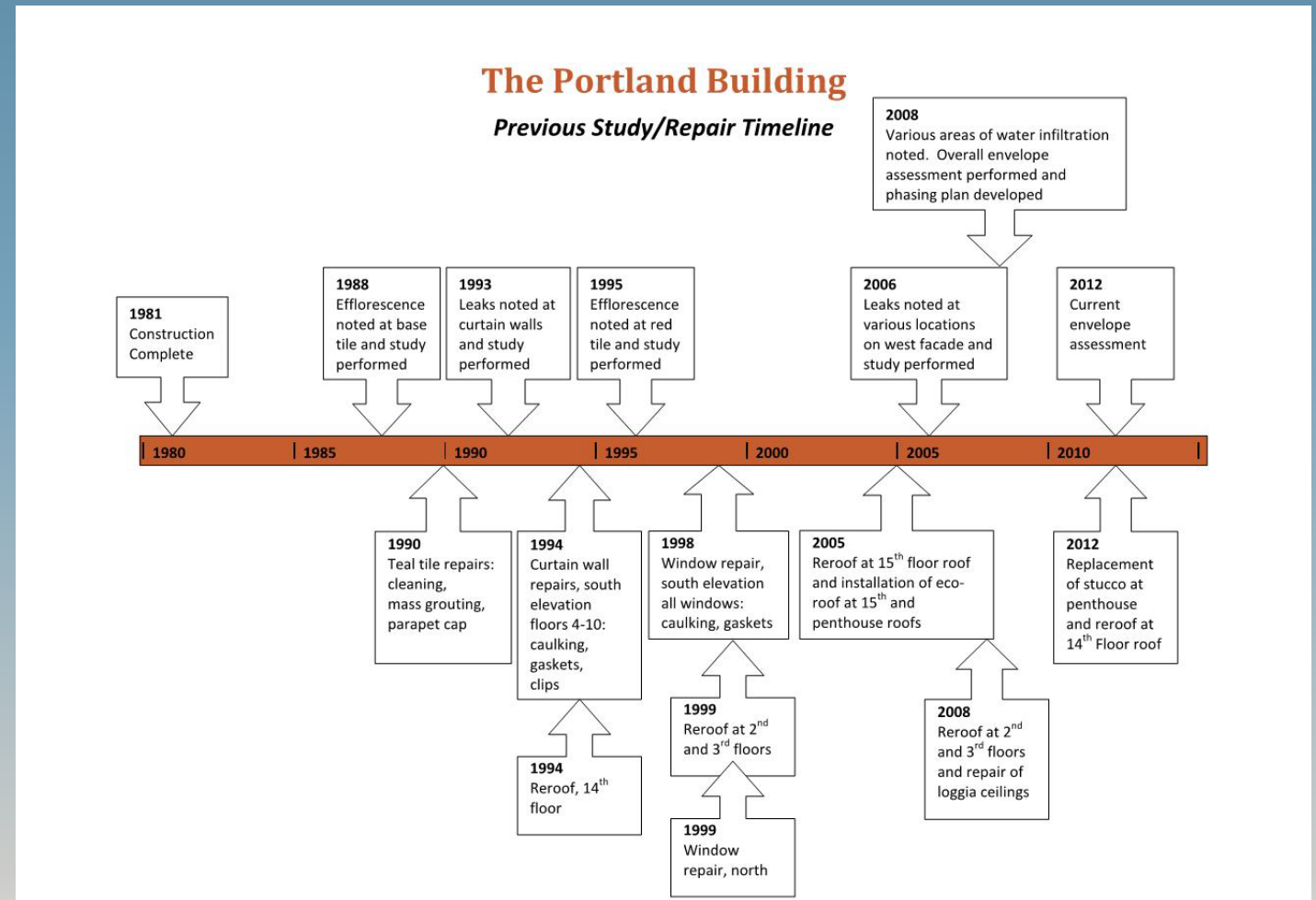


Persistent Structural Problems/Defects

Building defects and attempted remedies have been a problem since construction was first completed in 1981.

Issues have included:


- Structure at roof
- Efflorescence
- Water leaks



Council Reconstruction Decision

In April 2014, a community-based advisory group of professionals was convened to review various solutions for comparison and analysis. The group's ultimate recommendation to Council was to reconstruct the building in place.

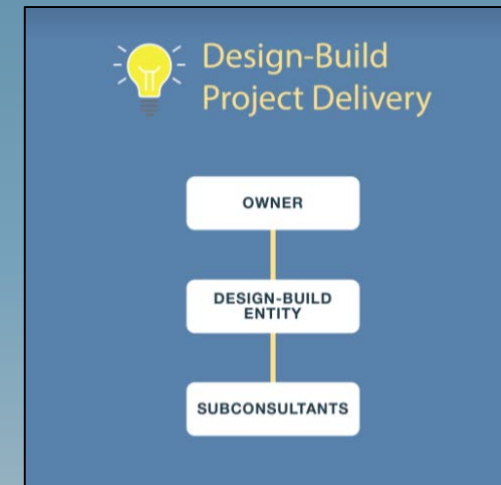
Options:

- **Reconstruct** 
- Demolish/rebuild
- Sell/buy elsewhere
- Sell/build elsewhere
- Sell/build with partner
- Sell/lease elsewhere

- ✓ Most cost-effective
- ✓ Retain historic status
- ✓ High-quality construction (not patchwork)
- ✓ Poor condition for sale/lease
- ✓ Shorter construction timeline

Collaborative Project Approach Progressive Design-Build

- Owner Team
 - City Staff
 - Owner's Rep & 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



Governance

In summer 2016, City Council appointed five community representatives to serve on the Portland Building Community Oversight Committee (PBCOC). PBCOC's role includes:

- Reconstruction oversight
- Review project reports
- Determine if project components are meeting desired results
- Provide project assessment
- Report findings and submit quarterly reports to the CAO
- PBCOC Members: Robert Ball, Charles Farrington, Cindy Nichol, Don Shanklin, Tom Walsh



WORK COMPLETED TO DATE



WORK COMPLETED TO DATE

City Council Approval

On October 21, 2015, City Council approved Resolution #37158 to complete the Portland Building Reconstruction project with the following directives:

- \$195 million cap
- Completed by the end of 2020

\$195 Million / 2020

WORK COMPLETED TO DATE

**Total Project Budget:
\$195 Million**

Remaining Costs

\$42,852,260 (\$8,406,996 spent as of 7/31/18)

Includes:

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

Owner's Representative Contract

\$5,558,157 (\$2,077,230 spent as of 7/31/18)

Includes:

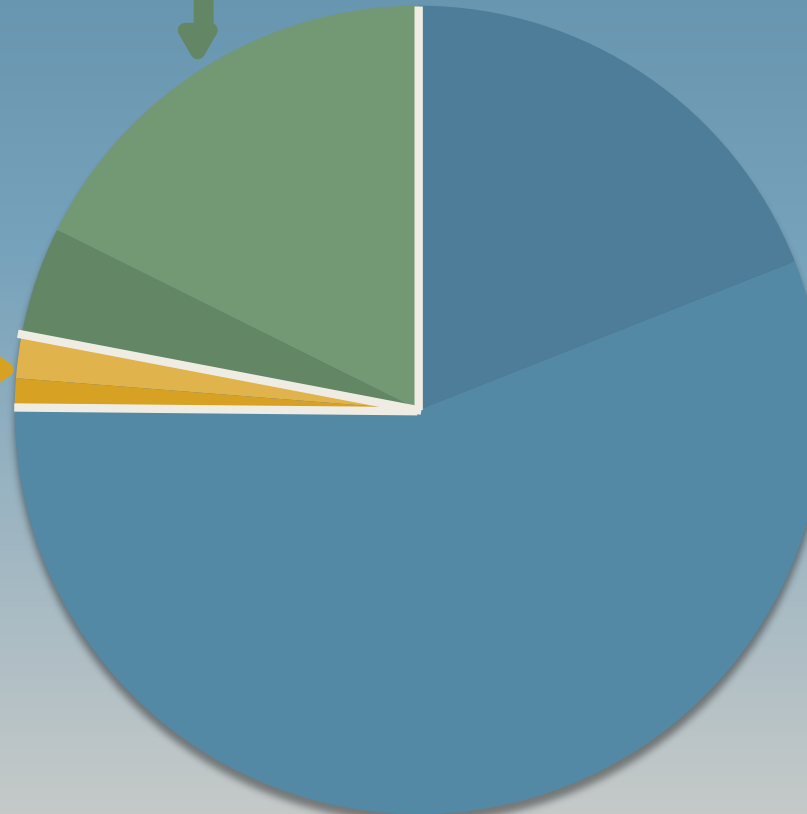
- Project oversight and administration
- Project management assistance
- Construction administration
- Public outreach and communications
- Social equity contracting administration

Design-Build-Relocate Contract

\$146,589,583 (\$37,082,207 spent as of 7/31/18)

Includes:

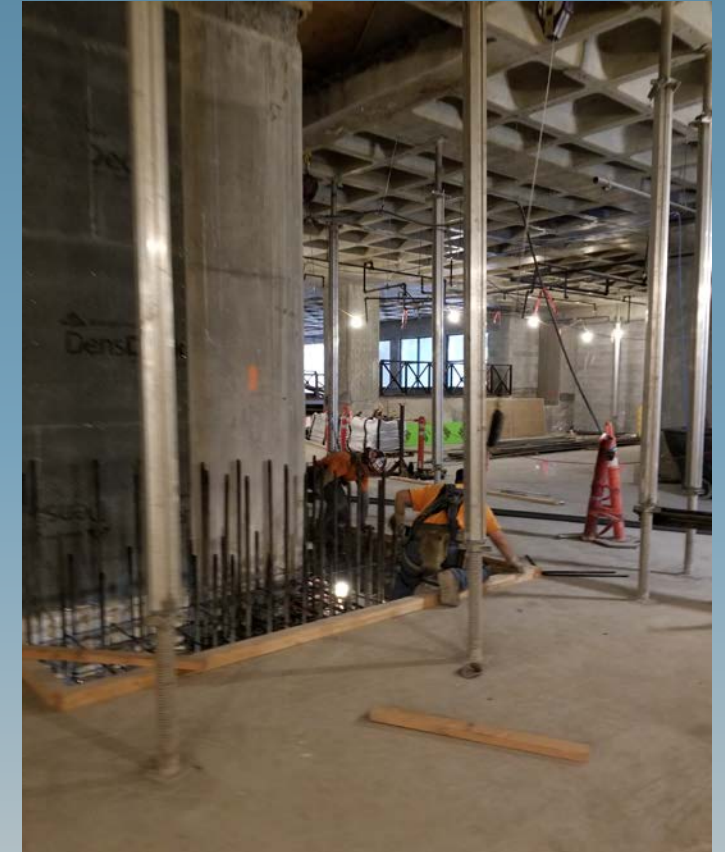
- Design professionals
- Temporary leases
- Temporary space preparation
- Moves out and back in
- Construction
- Public furniture, fixtures, and equipment
- Partial contingency
- 1.5% for green technology



WORK COMPLETED TO DATE

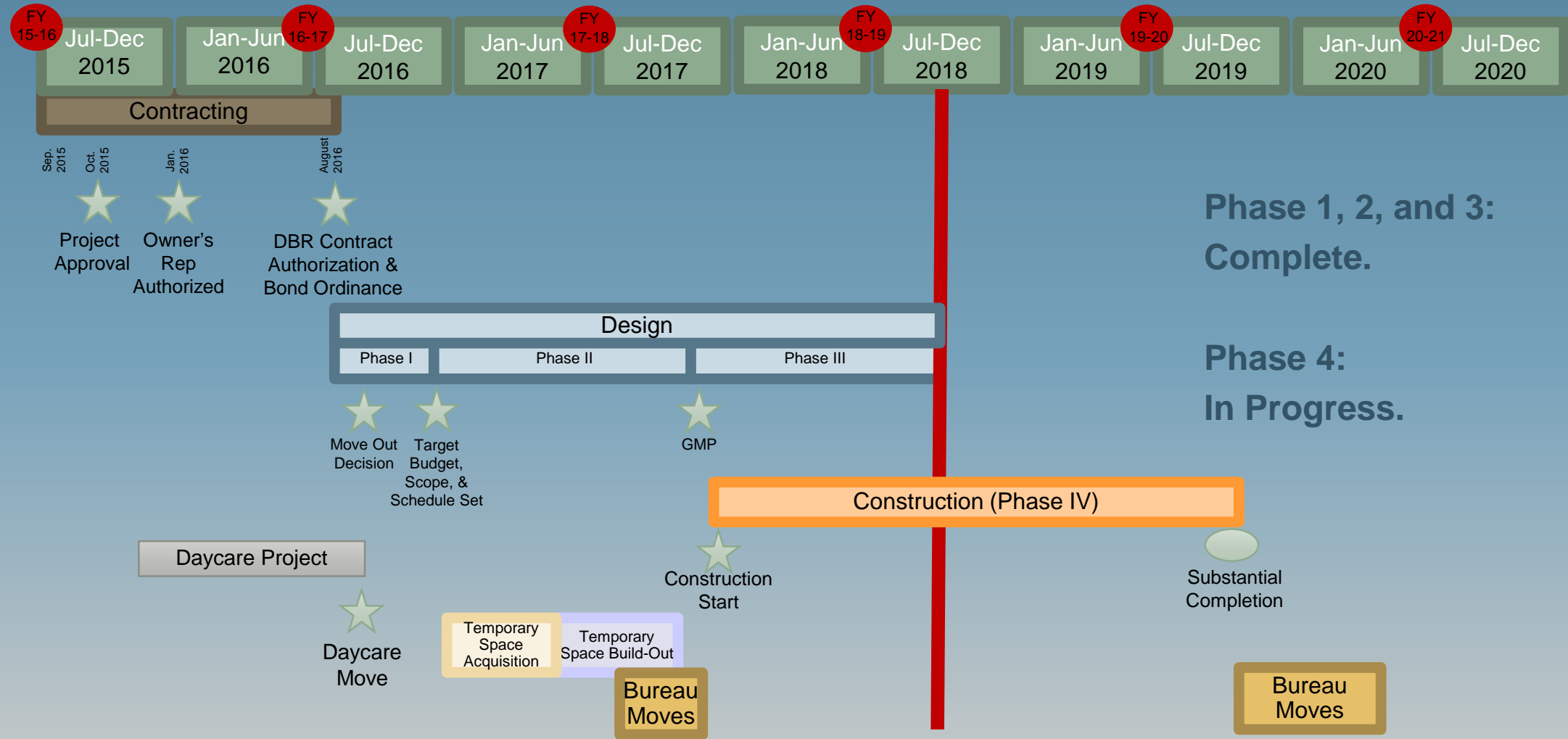
Major Risks Mitigated

- Cohesive and comprehensive design to unify bureaus
- Leases finalized
- Moves completed
- Landmarks approval
- Permitting completed (Deferred submittals still in process)
- Demolition nearly complete
 - No major discoveries
- Earthwork/Structural Mat Slab completed
 - No major discoveries



Project Schedule

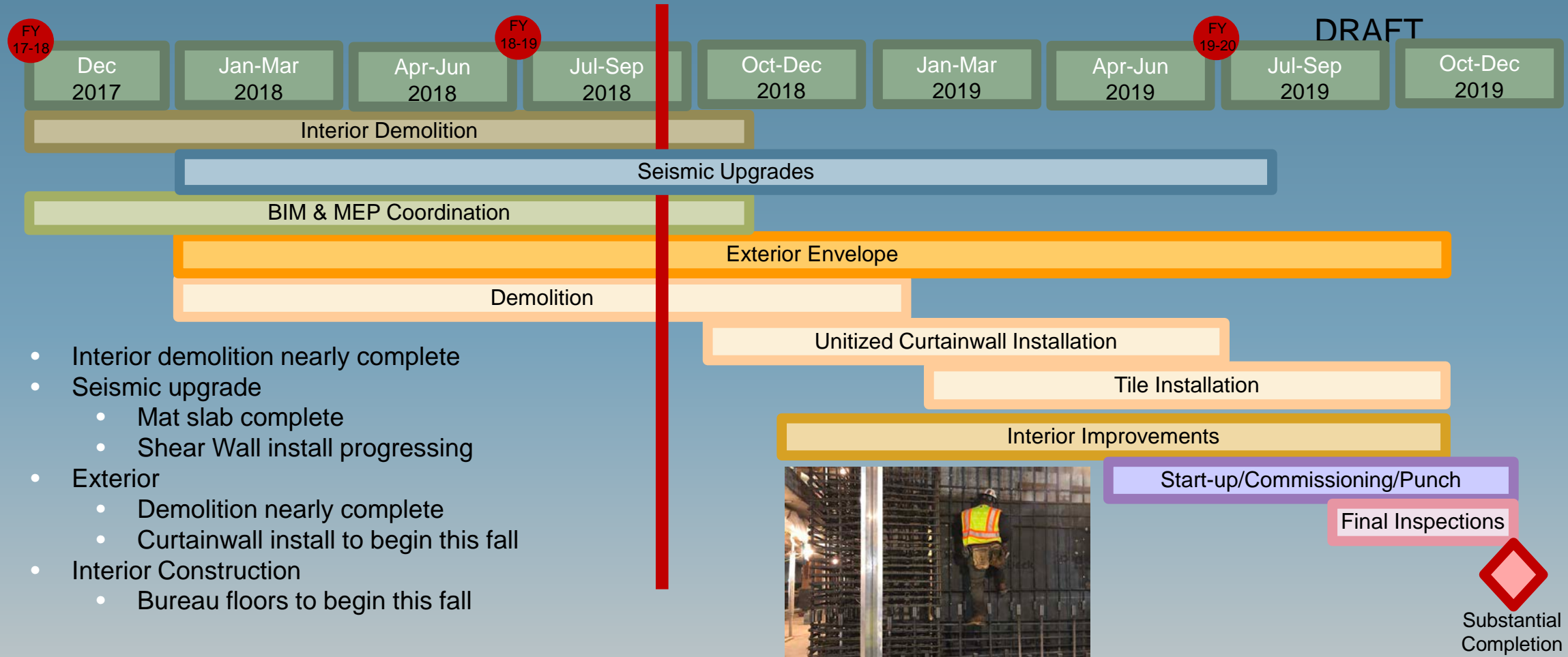
WORK COMPLETED TO DATE



- * These are working time estimates. Updates will be made as the project progresses. Bars indicate the current estimated time range of a project component, but do not indicate exact start or completion dates.
- * Stars indicate completed milestones. Ovals indicate future milestones.

Construction Schedule

WORK COMPLETED TO DATE



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WORK COMPLETED TO DATE

Scope

- Envelope repair/replacement
- Seismic upgrades and structural reinforcement
- Mechanical, electrical, and plumbing system upgrades
- Accessibility upgrades
- Technology infrastructure upgrades
- Standardized tenant improvements for 1,332 current City employees, including hard wall construction, finishes, and mechanical, electrical, and technology distribution
- Public and shared use interior improvements
- Historic lobby restoration

WORK COMPLETED TO DATE

Visioning: Employee Survey Findings

What three words/phrases best describe your vision for the new workplace environment?



WORK COMPLETED TO DATE

Visioning

- Collective visioning with leadership of all bureaus at outset of project.



PUBLIC FIRST



EMPLOYEE
EXPERIENCE



COLLABORATION

WORK COMPLETED TO DATE

Visioning

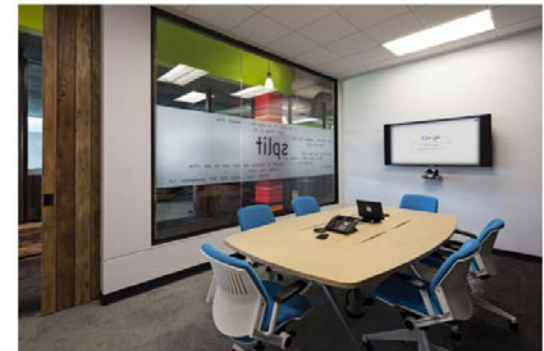
- Collective visioning with all 10 bureaus at outset of project.



PUBLIC FACING SERVICES + AMENITIES



EMPLOYEE WORKPLACE



SHARED CONFERENCING

WORK COMPLETED TO DATE

Visioning

- Collective visioning with all 10 bureaus at outset of project.



THIRD PLACE +
COLLABORATION



15th FLOOR



DAYLIGHTING + LIGHTING



BRAND

WORK COMPLETED TO DATE

Active-Based Workplace

- In activity-based design, many of the functions previously allocated to the individual workspace take place in shared common areas. This improves utilization and flexibility for future growth.



Layout Space



Focus Rooms



**Extra Individual
Storage: 156/Floor**



Shared Files

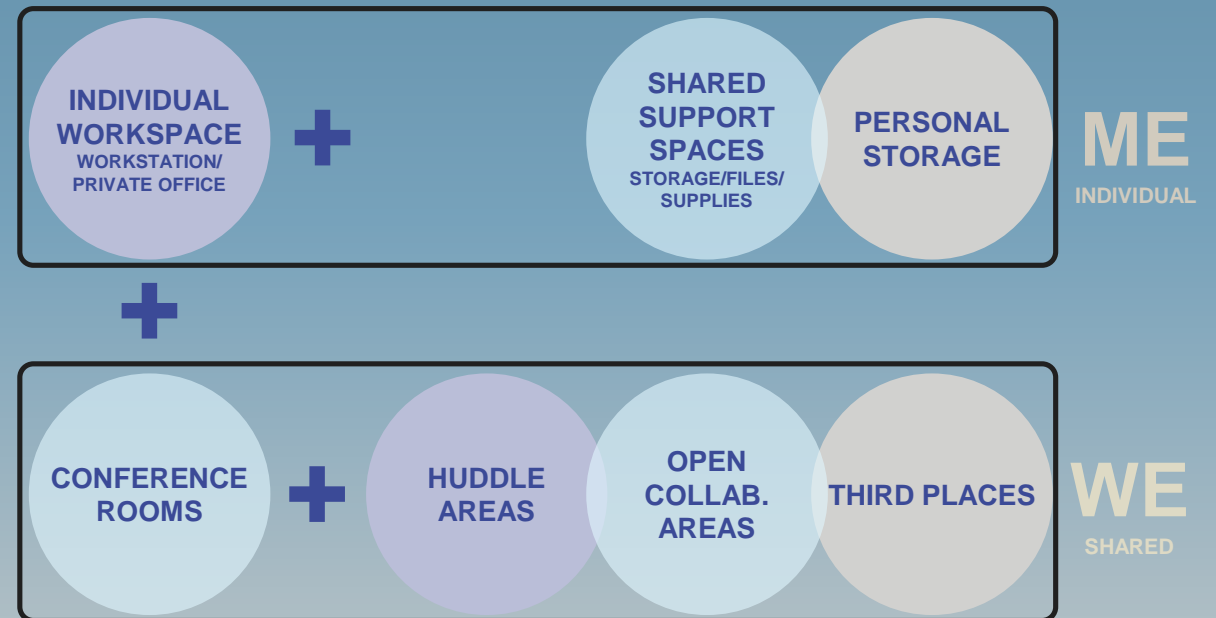
WORK COMPLETED TO DATE

Active-Based Workplace

Benefits:

- Multiple postures throughout the day for improved ergonomics
- Quick switching from team to focus
- Increases engagement with coworkers
- Stimulates creativity
- Supports wellness and encourages movement
- Creates more opportunities for collaboration

Traditional workspace design only has individual workspaces and conference rooms. Activity-based workplace offers additional spaces to accomplish work tasks.



WORK COMPLETED TO DATE

Customer Service

One City:

No one should have to understand our form of government to get what they need.



WORK COMPLETED TO DATE

Large Event and Meeting Spaces

Large spaces for employee work and public events



WORK COMPLETED TO DATE

Sustainability

- Sustainability consultant: Brightworks
- Project is on track to meet LEED Gold requirements. Scorecard currently reflects 71 points.
- Brightworks, the design team (DLR), and the contractor (HSW) have been working on LEED Construction Phase coordination, providing subcontractor guidance documents and working towards the LEEDv4 materials goals with the teams.
- The project team achieved a green sustainability rating for June 2018.



WORK COMPLETED TO DATE

Sustainability

First City of Portland building to pursue WELL building certification

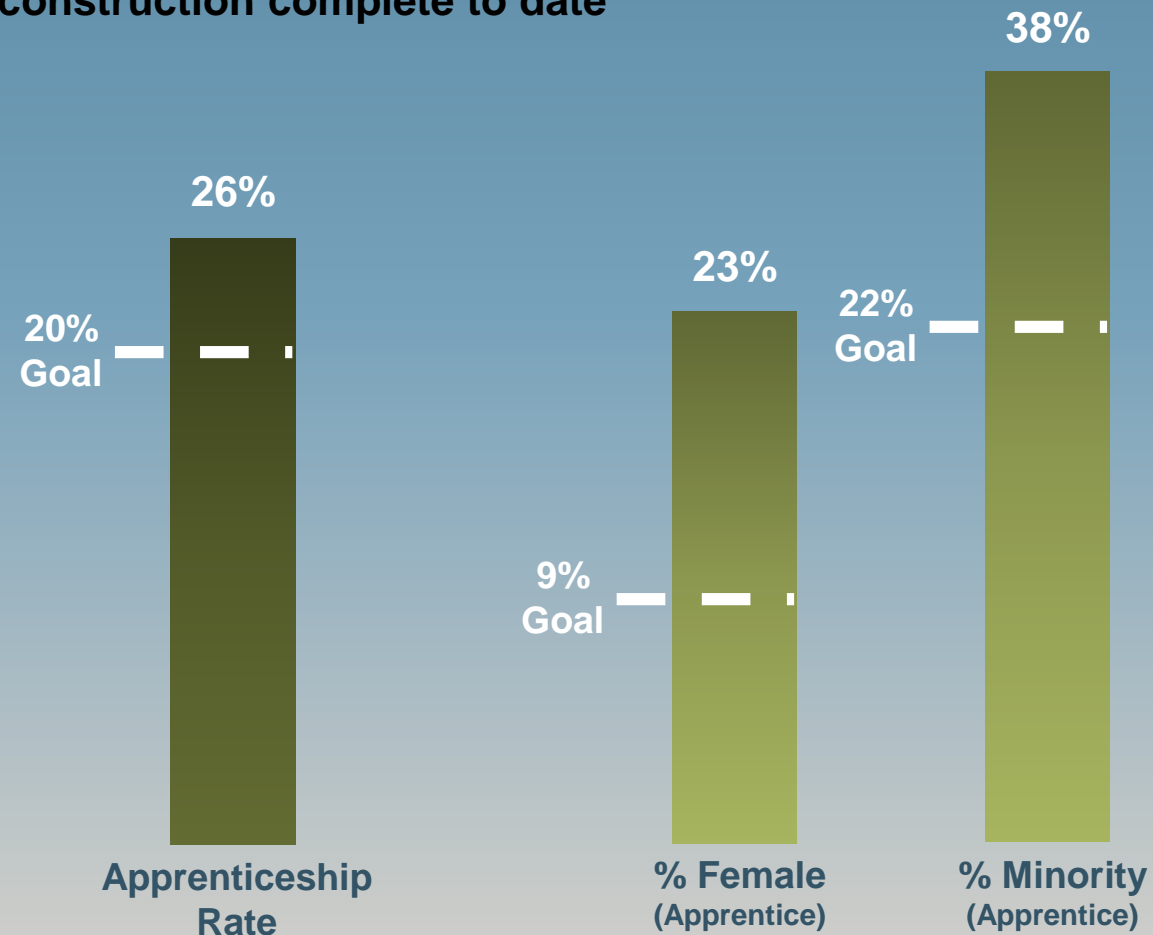
- Focus on occupant health and wellness
- Verification-based certification



WORK COMPLETED TO DATE

Equity – Workforce Diversity

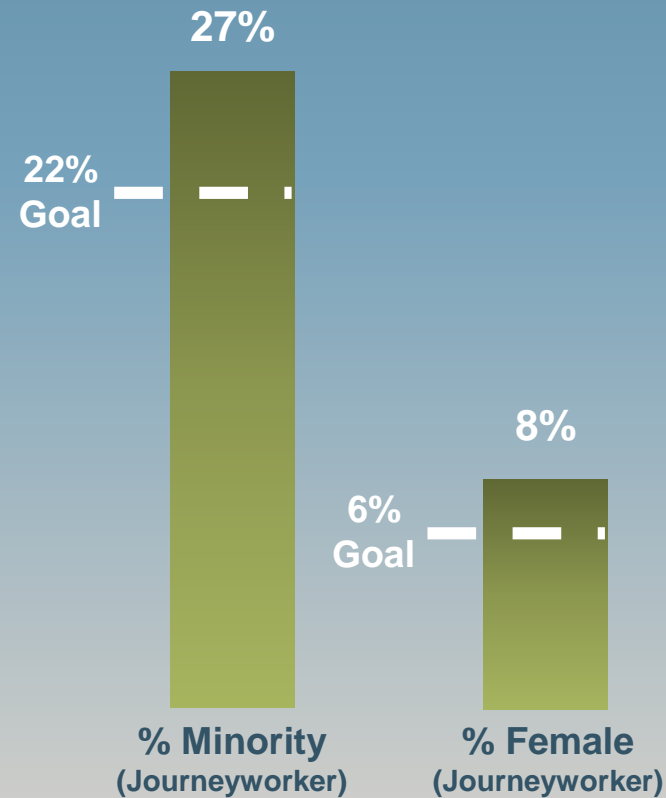
- Status at 30% of construction complete to date



WORK COMPLETED TO DATE

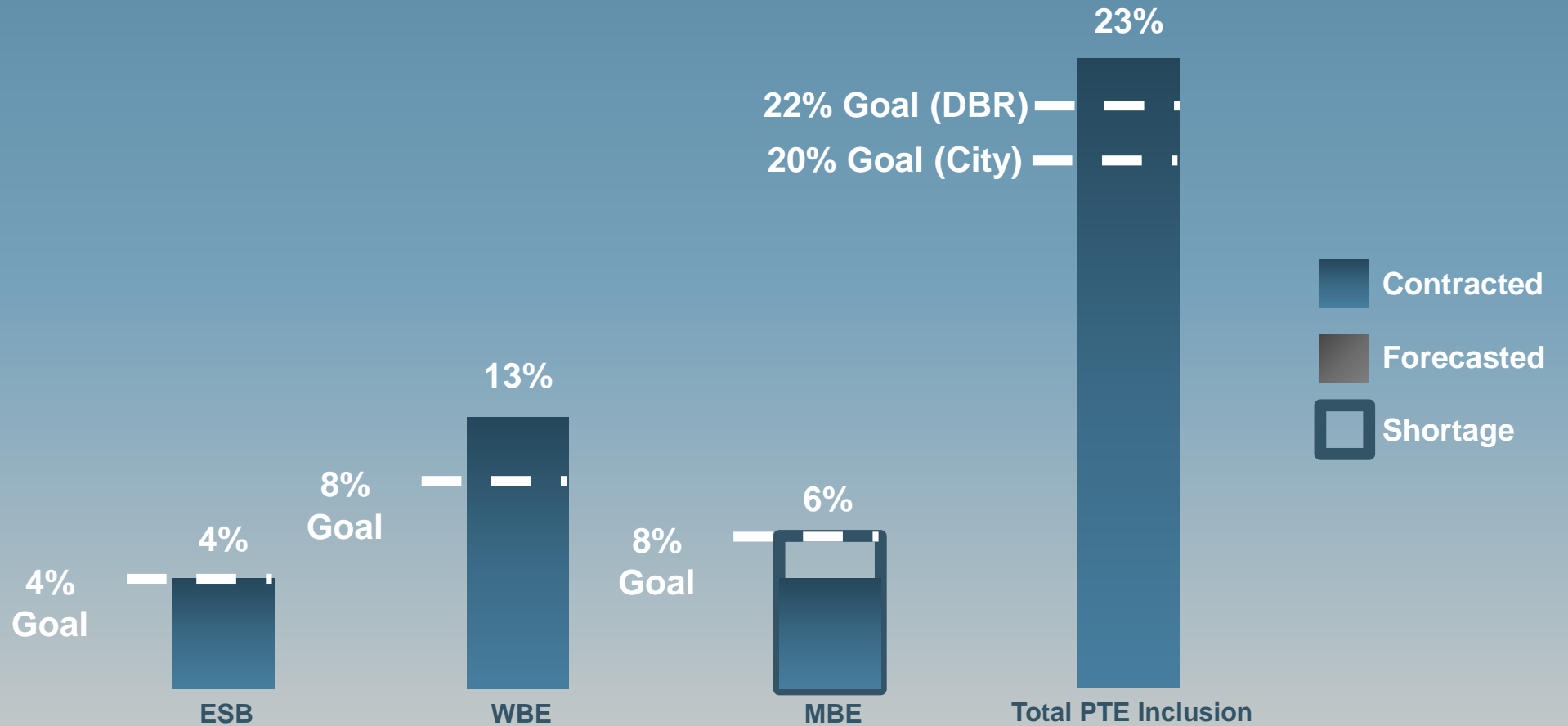
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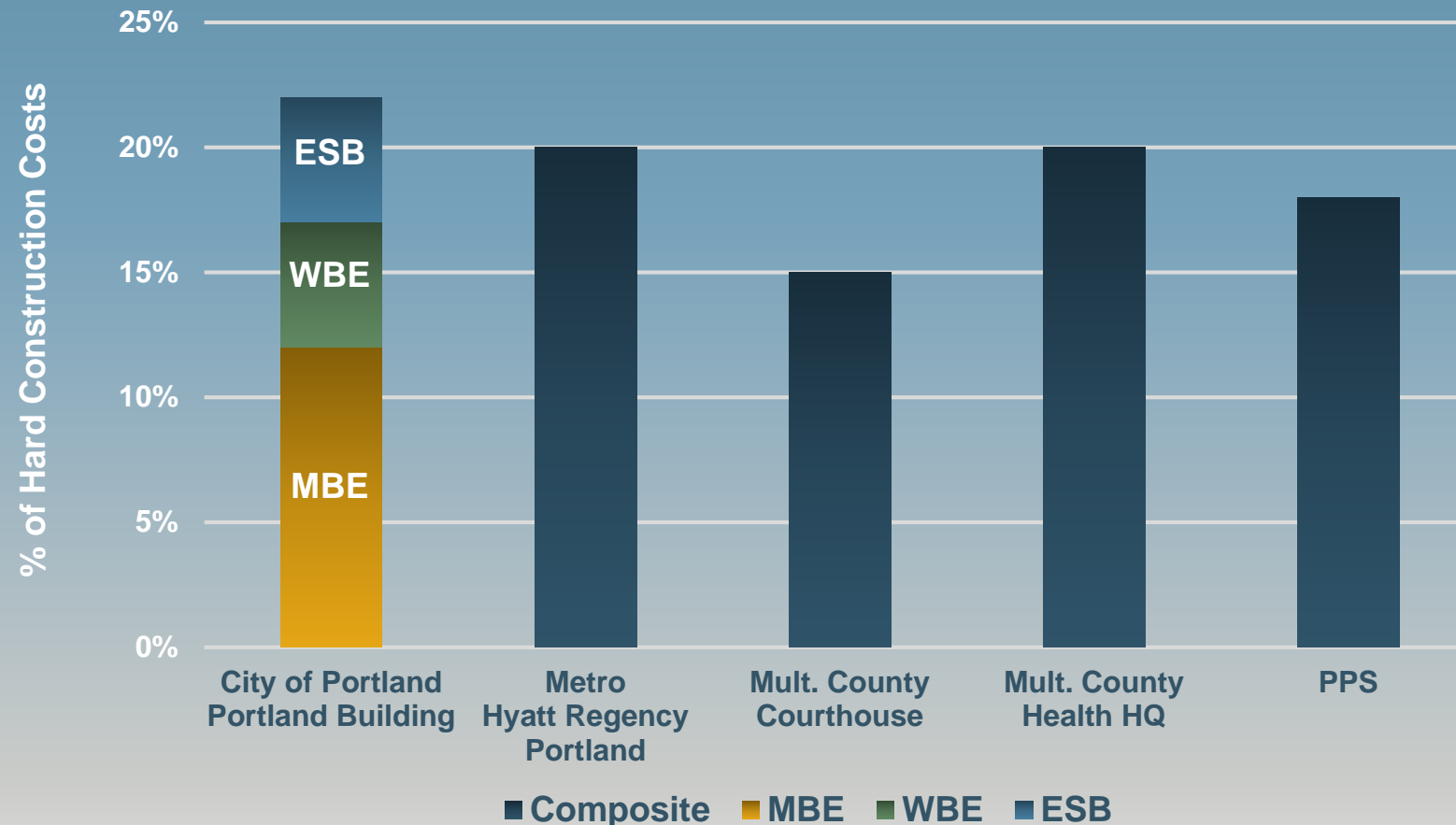
Equity – Subcontracting Goals (PTE)



WORK COMPLETED TO DATE

Equity – Subcontracting Goals (PTE)

- **Subcontractor Utilization Goals (by agency)**

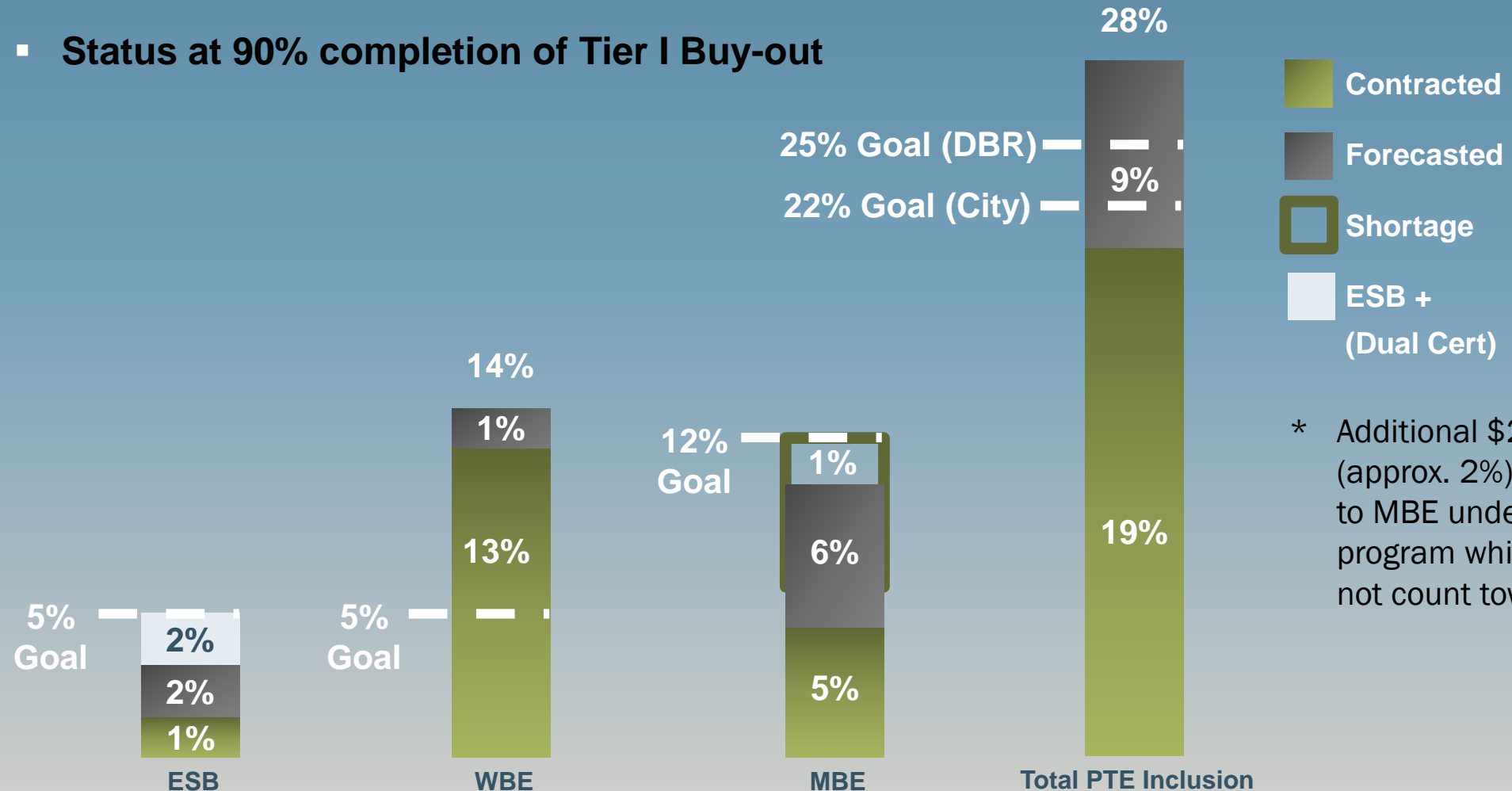


■ Composite ■ MBE ■ WBE ■ ESB

WORK COMPLETED TO DATE

Equity – Subcontracting Goals (Construction)

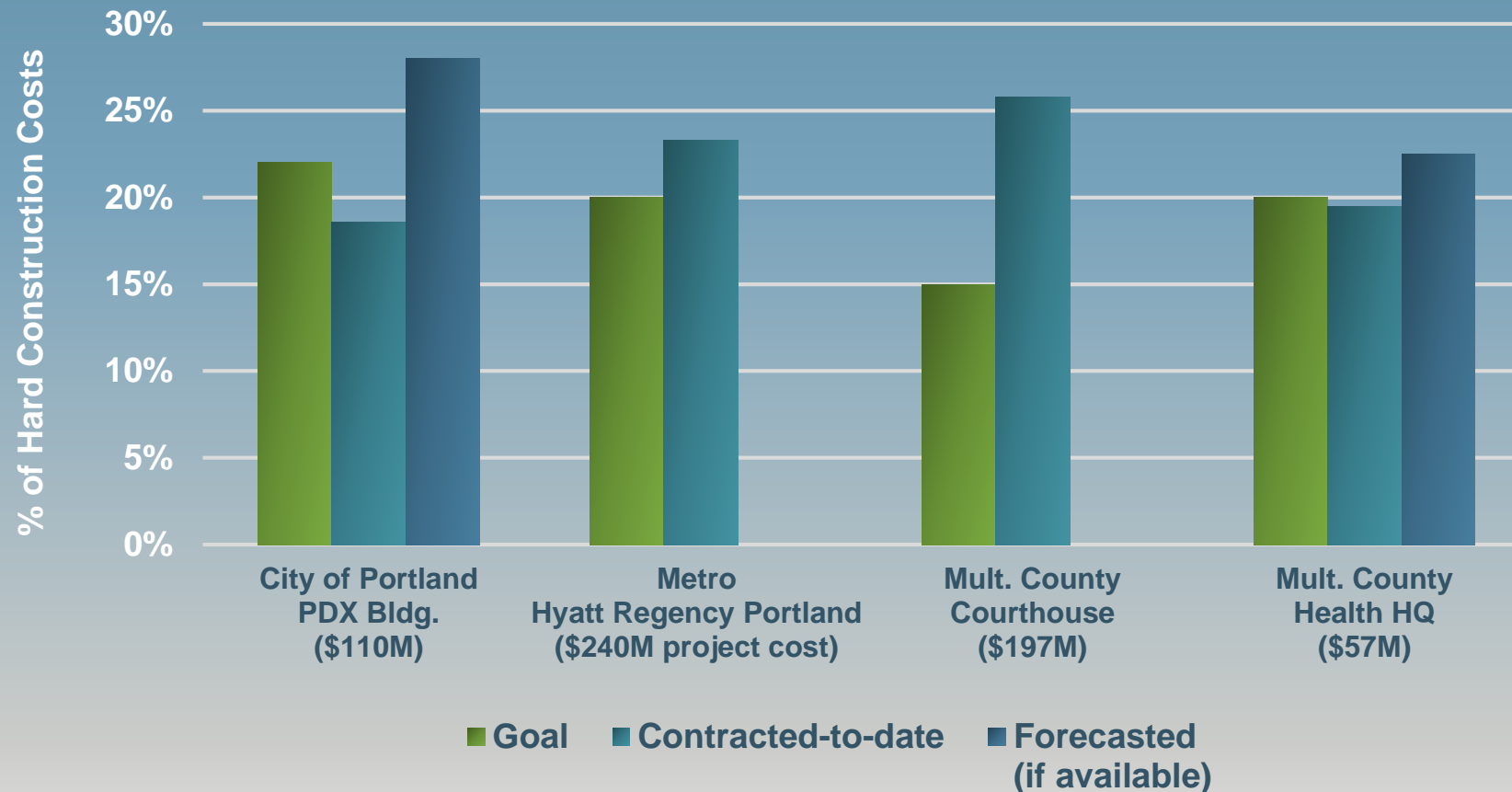
- Status at 90% completion of Tier I Buy-out



WORK COMPLETED TO DATE

Equity – Subcontracting Goals (Construction)

- **Subcontractor Utilization - Progress to date**



BROADER IMPACTS



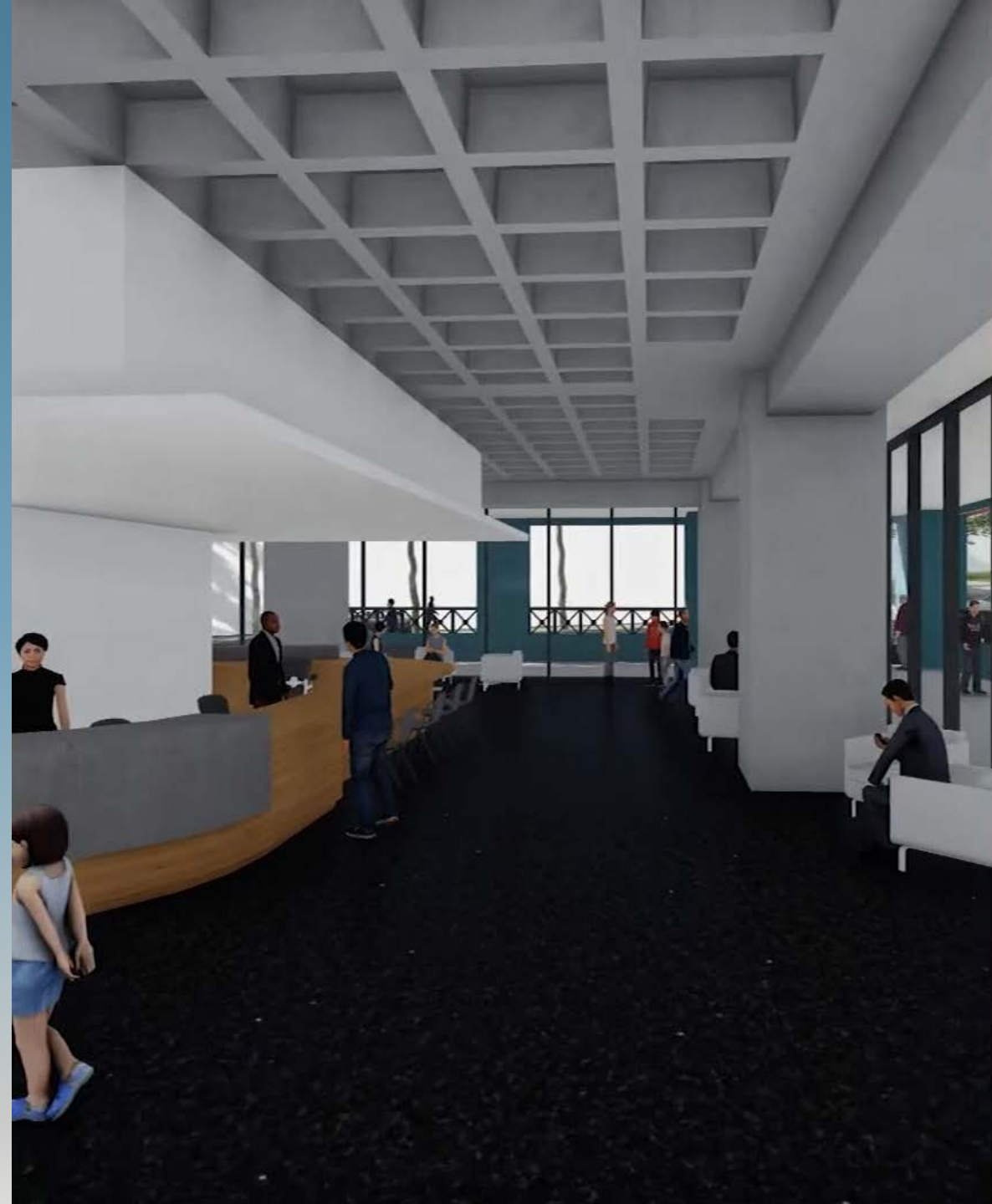
BROADER IMPACTS

Governance



BROADER IMPACTS

Customer Service



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Space Optimization



BROADER IMPACTS

Integrated Building Management



BROADER IMPACTS

Citywide Technology?



QUESTIONS?

