



**CITY OF PORTLAND**  
OFFICE OF MANAGEMENT AND FINANCE

**Charlie Hales, Mayor**  
**Fred Miller, Chief Administrative Officer**  
**Bryant Enge, Director, Bureau of Internal Business Services**

**Robert F. Kieta, Manager**  
**Facilities Services**  
1120 S.W. Fifth Avenue, Rm. 1204  
Portland, Oregon 97204-1912  
(503) 823-5288  
FAX (503) 823-6924

Date: January 27, 2016

To: Fred Miller, Chief Administrative Officer, Office of Management and Finance

From: Jamie Waltz, Strategic Planning and Development Manager, Facility Services

RE: Summary of the January 26, 2016, Portland Building Reconstruction Advisory Committee Meeting

*Committee Members: Bob Ball, André Baugh, Ralph DiNola, Carl Farrington, Javier Fernandez\*, Janice Marquis, Cindy Nichol, Roger Roper\*, Alysa Rose\*, Bing Sheldon, John Russell, Tom Walsh*

*\* Indicates those not in attendance.*

Fred began the meeting with a recap of the January 20<sup>th</sup> Council session where they passed two contract-related Ordinances. During the Council session, the Commissioners suggested that OMF establish a Community Oversight Committee with membership determined by each of the five Commissioners. In order to ensure that OMF meets the established scope, schedule and budget, Fred felt that creating another oversight committee, in addition to this committee, would be redundant and possibly lead to cumbersome processes that could impede project implementation. Given that, the decision was made to disband this committee and form a five member Community Oversight Committee with membership determined by the Commissioners.

This committee was created when the project was "only" \$95 million and the scope included the exterior envelope and seismic work. This committee was expanded to help us successfully develop the project approach and obtain City Council support for the \$195 million reconstruction of the entire building. Our success to date has been possible because of the Committee's expertise and guidance. Even though this committee has been disbanded, we know that many of the committee members will still be called onto provide their expertise on the many facets of this project. OMF is grateful for the committee's time and commitment to seeing this project get to this point.

The Advisory Committee discussed the following items:

**1. Update on Council Ordinances passed on January 20<sup>th</sup>**

Council unanimously passed two contract related Ordinances: (1) 187559 for the exemption to the competitive bidding requirements and (2) 187560 for the authorization of the contract with DAY CPM, the Owners Representative. With these two ordinances, OMF will be able to continue to move forward on the reconstruction of the Portland Building. We are confident that with the addition of DAY CPM as our Owners Representative, to our OMF project team, we will stay on schedule and on budget.

OMF is working on developing the Progressive Design-Build-Relocate (DBR) request for proposals. This will be out to bid in early spring and we will have an outreach event at OAME on February 12<sup>th</sup>.

---

*An Equal Opportunity Employer*

*To help ensure equal access to programs, services and activities, the Office of Management & Finance will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities upon request.*

## **2. Landmark's Commission**

OMF consulted with the Landmark's Commission for early assistance on the design of the exterior. They were happy to be engaged early and were receptive to our ideas. They are open to bringing in more daylight into the building, but have concerns about the floor plates being visible. This issue can be addressed with the right type of glass. They also were supportive of extending the loggia, but keeping the 5<sup>th</sup> Avenue facing loggia open to preserve the movement and flow through that space. There is also the possibility of exploring building access on the 4<sup>th</sup> Avenue side. Any 4<sup>th</sup> Avenue access will have to be balanced with City policies around bicycle parking and electric vehicles. They also expressed interest in doing something with the trees to ensure that Portlandia was visible year round. OMF will continue the discussions with Landmark's to keep them engaged as the design process progresses.

## **3. Data Center**

Carolyn Glass from the Bureau of Technology Services (BTS) provided an update on moving the data center out of the Portland Building into a new location. BTS is in the process of contracting with a technology engineering firm to develop the requirements for moving the data center and for contracting with a third party data center provider. It is anticipated that the data center move will run concurrently with the Portland Building reconstruction. The data center move is not included in the \$195 million budget, but is a key component of the reconstruction.