



The Portland Building Reconstruction Project

D3 No. 04 -2016 Hard Wall Layout (Typical Floors)

Topic & Recommendation:

Topic: Standardized hard wall layouts for typical floors (4-14)

Goal: Provide consistency across bureaus and minimizes costly changes over time

Recommendation: Standardize the layout for hard wall construction on all typical floors to provide maximum flexibility for the future and minimize required changes as bureau needs change over time

Options:

Option 1 – Standardized hard wall layout

Option 2 – Customized hard wall layout

Risk & Opportunity Analysis (Highlights the Project Goals & Values):

Option 1

1. Accessibility
 - a. Standard hard-wall layout creates familiar egress patterns for all employees.
 - b. Creates intuitive wayfinding.
2. Historic Preservation
 - a. No impact
3. Cost Conscious
 - a. Long-term cost savings to the City as bureau needs, sizes, and configurations change
 - b. Economies of scale within design and construction
 - c. Project schedule reduced due to no need to customize floor plates prior to permit submittal
4. Quality Workplaces
 - a. Provides flexibility for future planning
 - b. Improves light throughout the floor plate
 - c. Allows for sufficient employee support spaces
 - d. Promotes equity of workplace experience for all employees
5. Seismic Resiliency
 - a. No impact
6. Sustainability
 - a. Lower material usage over time and thus a lower carbon footprint
 - b. Maximizes efficiency of HVAC and lighting systems and ensures their appropriate design over time, supporting the Project in meeting and maintaining LEED Gold requirements

Project Mission Statement

Reconstruct the Portland Building in a fiscally responsible way, creating a functional, accessible, sustainable, seismically upgraded workplace.

Project Goals & Values

1. Accessibility
2. Cost conscious
3. Historic preservation
4. Quality workplaces
5. Seismic resiliency
6. Sustainability

Evaluation Criteria

Scored -5 to +5 (each option)

1. Budget Risk
2. Scope
3. Schedule
4. Sustainability
5. Equity



Option 2

- 1. Accessibility
 - a. Customized hard wall layouts will detract from standard egress routes and general wayfinding
- 2. Historic Preservation
 - a. No impact
- 3. Cost Conscious
 - a. Increased costs over time to modify hard wall configurations
 - b. Loss of economy of scale and efficiency of design and construction
 - c. Project schedule increased due to need to customize floor plates prior to permit submittal
- 4. Quality Workplaces
 - a. Minimizes the flexibility to adapt to changing conditions
 - b. Promotes workplace experience inequities
- 5. Seismic Resiliency
 - a. No impact
- 6. Sustainability
 - a. Increased material waste with changes over time
 - b. Requires modifications to HVAC and lighting systems resulting in less energy efficiency
 - c. Reduces daylighting approaches
 - d. Potentially jeopardizes ability to meet LEED gold requirements

Evaluation Criteria (Scored -5 to +5)

	<u>Option 1</u> <u>Standard Layout</u>	<u>Option 2</u> <u>Customized Layout</u>	
1. Budget Risk	4	-2	
2. Scope	4	-4	
3. Schedule	5	-3	Increase in design coordination will extend design schedule
4. Sustainability	4	-1	
5. Equity	0	0	
TOTAL	17	-01	

Additional Design Considerations:

Option 1 – None

Option 2 – Additional coordination with equipment (mechanical/electrical) as well as IT stacking and cabling approach. Increased maintenance to varying pieces of equipment.



Review Meetings:

- Director & Design Committee Visioning Session (8/25/16)
- Director & Design Committee Visioning Session (9/20/16)
- Director Meeting (10/25/16)
- Design Committee Meeting (11/10/16)
- Change Mgmt. Meeting (11/16/16)

Attachments/Supporting Documents:

- Director & Design Committee Visioning Session Memo #1 – COP- (9/15/16)
- Director & Design Committee Visioning Session Memo #2 – COP - (9/27/16)
- Director Meeting Memo #3 - COP - (11/7/16)
- Typical Blended Floor Plan - DLR – (Phase 1 Deliverable Package)

By signing below, the Project Team confirms consensus on the above recommendations and scoring:



Printed Kristin Wells Signed KW



Printed Charles Mateschke Signed CM



Printed Todd Miller Signed T Miller



Printed CARLA WEINHEIMER Signed Carla

On behalf of the City of Portland, the CAO accepts the Project Team’s recommendation and directs the project to move forward with this decision.

Fred Miller
Fred Miller, Chief Administrative Officer

12/14/16
Date