



The Portland Building Reconstruction Project

D3 No. 06 -2016 Phase I Report Acceptance

Topic & Recommendation:

Topic: Phase I Report Acceptance

Goal: Approval of Phase I Report. Phase I report completes the conceptualization and criteria design phase.

Recommendation: Approval of Phase I Report as presented and direction to move forward with Phase II utilizing the Phase I Deliverable Package as guidance

Options:

Option 1 – Approval of Report

Option 2 - Rejection of Report

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

Option 1

1. Accessibility
 - a. This package demonstrates an approach to address all major accessibility issues and further refinement to occur during the next design phase
 - b. Public floors (1&2) will improve navigation and movement throughout
 - c. Intuitive and clear wayfinding and signage
2. Historic Preservation
 - a. Design Advice Review (DAR) report submitted to Historic Landmarks Commission and proposed approach to historic preservation determined
 - b. Support of DAR report from the Office of Michael Graves
3. Cost Conscious
 - a. Target budget remains \$195 million with confidence in path to complete the Project within available contingencies
 - b. Scope prioritized to ensure minimum scope is maintained within the given budget and schedule
4. Quality Workplaces
 - a. Significantly improved workplace efficiencies and support spaces
 - b. Improved efficiencies allowing for higher density
 - c. Improved lighting including increased access to daylight
 - d. Increase in collaboration spaces and addition of “third place” spaces
 - e. Increase in bike parking and improved locker rooms and exercise space
 - f. Improved access to conference spaces
 - g. Improved customer service zone
 - h. Improved Mechanical, Electrical and Plumbing systems for workplace comfort

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



- 5. Seismic Resiliency
 - a. Improved seismic solution that strengthens core and provides life-safety performance level consistent to new buildings
- 6. Sustainability
 - a. Pathway to LEED version 3 Gold identified
 - i. Possible improvement beyond to meet version 4 materials requirements
 - ii. Pathway to LEED version 4 considered and to be further developed in Phase II
 - b. WELL Building Certification under consideration and will be further developed in Phase II
 - c. Pathways identified to meet City of Portland Green Building Policy requirements

Option 2 – This is not applicable and would require re-design in all rejected areas of the package. Discussed further in ‘Evaluation Criteria’ below.

Evaluation Criteria (Scored -5 to +5)

	Option 1 Report Approval	Option 2 Package Rejection	
1. Budget Risk	4	-3	Re-design of the project would add fee in multiple categories and put the \$195 million budget at risk
2. Scope	4	-2	Re-design would alter the proposed scope
3. Schedule	4	-5	Re-design presents noticeable schedule uncertainty
4. Sustainability	4	0	
5. Equity	4	-1	
TOTAL	20	-11	

Additional Design Considerations:

Option 1 – none

Option 2 – Re-design of these concepts would present a change in direction and put added risk to the Project, primary in schedule and budget categories.

Attachments/Supporting Documents:

- Phase I Report



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



Printed Kristin Wells Signed [Signature]



Printed Charles Matzek Signed [Signature]



Printed Todd Miller Signed [Signature]



Printed CARLA WENHAMER Signed [Signature]

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.

[Signature]
Fred Miller, Chief Administrative Officer

12/1/16
Date