



The Portland Building Reconstruction Project

D3 No. 09 - 2017- Historic Approach and Land Use Submission

Item/Background:

Item: Acceptance of the approach to historic preservation and the Type III Land Use Submission to the Historic Landmark’s Commission.

Goal: Determine the appropriate design solution that preserves the historic design intent and nature of the building while solving the inherent flaws of the existing building.

Recommendation: Approval of the 4/14/2017 Landmark Commission submission

Options:

Option 1 – Approval of Land Use Submission

Option 2 - Rejection of Land Use Submission

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

Option 1

1. Accessibility

Submission addresses all major existing accessibility issues and details will continue to be refined.

2. Cost Conscious

Submission is supported in the most recent pricing and the project remains on target to complete within the overall \$195M budget. This solution is also the lowest long-term maintenance cost for the city.

3. Historic Preservation

The submission addresses all aspects of the exterior and interior historic intent of the building.

4. Quality Workplaces

The exterior design supports the new program for the building, will be easier to maintain, and will support long term health of the building and its occupants.

5. Seismic Resiliency

Exterior design has much higher seismic stability than existing conditions.

6. Sustainability

Submission supports the project’s goals for LEED v3 Gold and the City’s Green Building Policy including addressing bird-friendly design.

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 – This is not applicable. Rejection of Land Use Submission requires re-design in all areas related to the exterior.

Evaluation Criteria (Scored -5 to +5)

	Option 1	Option 2	
	<u>Submission Approval</u>	<u>Submission Rejection</u>	
1. Budget Risk	4	-3	Budget at risk due to added fees for re-design
2. Scope	4	-2	Scope risk due to uncertainty of re-design and likely risk to the building's integrity
3. Schedule	4	-5	Schedule risk due to time for redesign
4. Sustainability	0	0	Unknown effect
5. Equity	0	0	No known effect
Total	12	-10	

Additional Design Considerations:

Option 1 – Submission is supported by Michael Graves Architecture and Design

Option 2 – None

Attachments/Supporting Documents

Type III Land Use Submission to the Historic Landmarks Commission dated April 14, 2017



Howard S. Wright
a Ballour Beatty company




Kristin Wells

Signed 

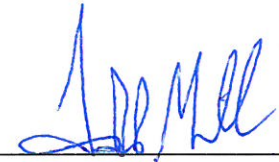


Charles Matschek

Signed 

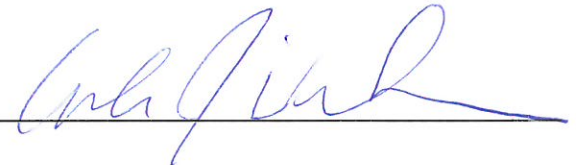



Todd Miller

Signed 



Carla Weinheimer

Signed 



Tom Rinehart, Chief Administrative Officer

4/17/17
Date