



Pioneer Courthouse Square Project Advisory Committee #2 Update

February 4, 2016

Dear Project Advisory Committee Members,

First, we want to thank each of you for serving as a member of the Project Advisory Committee for the Pioneer Courthouse Square Renovation Project – part of the 2014 Parks Bond Program. We value your input and commitment. We also value your time. To that end, we felt that this month it is more appropriate to provide you with a written update rather than holding a meeting for a 15 minute status update.

We will convene the Committee again on *March 10th at 11:00 a.m. in the Theater on the Square* as scheduled.

We have listed contact information at the bottom of this update email so you can contact any one of us for more information on any of the topics listed, or to talk with us if you would like to do so.

PROJECT OVERVIEW

The Pioneer Courthouse Square Renovation Project - a major component of the \$68 Million 2014 Parks Replacement Bond Program – will:

- Maintain and enhance the existing character of the Square to continue to address the needs of Portland citizens and guests;
- Repair and improve the Square by replacing the waterproof membrane under the bricks, replacing the HVAC system, repairing damaged bricks and mortar, repairing degraded structural columns and renovating the restrooms for safety and accessibility; and
- Make other critical infrastructure repairs to protect and ensure the public's safety, continued accessibility and enjoyment of the Square as funding allows.

UPDATE

Since our last meeting we have accomplished several important tasks.

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- Project Schedule. The initial Project Schedule has been refined. This refinement process will continue once the CM/GC and waterproofing sub-contractor are on board.
- Project Budget. A preliminary Project Budget has been established based on the previous work completed by the PCS Facilities Committee. The Budget will be refined as we get the General Contractor on board and move into more formal cost estimating. The Project has a \$10 Million budget to cover all associated costs such as the Project's design, construction, and management services.
- Survey: Epic Scan, another consultant, has completed a 3-D scan of the Square and we will be posting a version of their work on the bond page of Parks website allowing visitors to experience a virtual tour of the exterior portions of the Square in 3-D.
- Geotech Investigation: Our GeoTech consultant has determined that the anomalies detected under the main floor of the Square were just that – anomalies; there are no voids or other problems.
- Investigation Report: SRG Partnership has completed their first Investigation Report (Schematic Design Report #1), helping to structure the ongoing planning and design work that is underway. SRG will then submit a final Schematic Design report March 7th, which will be used for preliminary cost estimation based on Portland Parks & Recreation (PP&R) provided reports and consultant site investigations.
 - Additional information on issues previously identified by Pioneer Courthouse Square Inc., Western Architectural and other consultants;
 - An evaluation of Americans with Disabilities Act related (ADA) issues;
 - An evaluation of previously identified safety issues;
 - An evaluation of potential updates and improvements to the public restrooms;
 - An evaluation of the vaults under the Yamhill sidewalk;
 - An evaluation of the existing HVAC system; and
 - An evaluation of the current electrical supply to the Square and its additional requirements.

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- Pre-Application Meeting: SRG has a tentative Pre-application Meeting with the City of Portland scheduled in early March to assist with potential permitting and storm water management concerns.
- Public Involvement:
 - Public Open House #1: January 12, 2016.

We held our first Public Open House on at the Theater on the Square. Several members of the Public Advisory Committee attended and we thank those of you who made the effort to be there. The majority of the attendees were tenants of the Square. The biggest concern of the attendees was how the project would impact their day to day business operations and what the plan will be to keep them operating while the work is taking place. Once we have the CM/GC onboard we will be able to address these questions. The next Open House #2 is slated for September 2016 at this time.
 - Pioneer Courthouse Square Executive Committee Update: January 15, 2016.
 - Pioneer Courthouse Square Board Update: January 26, 2016
- Construction Manager/General Contractor (CM/GC)

The most significant task currently underway is the selection of the Construction Manager/General Contractor (CM/GC). This is the final step in putting together the project team for the repair and renovation of the Square under the 2014 Parks Bond Program. By the time we meet on March 10th, we will report on the results of the selection process.

The timeline for this CM/GC Process is as follows:

- Request for Proposal for CM/GC sent out: January 8th
- Mandatory Pre-Submittal Meeting held: January 15th
- Four CM/GC Proposals received: January 28th
 - Stacy and Whitbeck
 - Howard S. Wright
 - Hoffman

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- JE Dunn
 - CM/GC Selection Committee Meeting to determine short list for interview: February 9th
 - CM/GC Interviews: Week of February 26th
 - CM/GC Selection: Early March

We look forward to meeting in person in March. If you have questions, would like additional information, or would like to talk with one of us about any aspect of the Project, below are our contact phone numbers.

Lauren McGuire, PP&R, PCS Project Manager:	503.823.5591
Lindsay Clute, PCS, Public Involvement:	503.223.1613, *4
Jeff Yrazabal, SRG Partnership, Inc., Project Architect:	503.548.9460
Carter MacNichol, SOJ, Inc., Owner's Representative, Principal:	503.242.0084
Tom Fuller, SOJ, Inc., Owner's Representative, Project Manager:	593.242.0084

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