

PORTLAND PARKS AND RECREATION
Pioneer Courthouse Square Renovation Project Public Advisory Committee Meeting #3
City of Portland, Parks and Recreation Offices; 1120 SW 5th Avenue, Suite 1320, Portland, OR
Springwater Conference Room; Thursday, March 10, 2016; 11:00 A.M.

PAC Members Present: Harriet Cormack (PCS Board, Facilities Committee Chair); Christina Fuller (Fuller Events, Event & Operations Manager); Tom Gonsiewski (Customer Assistance Office Manager, Tri-Met); Jeri Jenkins (Manager, Portland Mall Management, Inc.); Susan Palmer, (Visitor Information Center Services Manager, Travel Portland); Stephen Schneider (Immediate Past President, PCS Board); and Julie Vigeland (Portland Parks Board)

PAC Members Absent: Don Athey, (Senior Facilities Maintenance Supervisor, Portland Parks & Recreation); Cathy Cicero (Regional Facilities Manager, Starbucks); Shannon Clark-Williams (Macy's); and Carmen Rubio (Executive Director, Latino Network of Oregon)

Project Team, Guests & Staff: Ashley Brittner (PCS); Brittany Capps (PCS); Lindsay Clute (PCS); Lois Cohen (Lois Cohen & Associates); Troy Dickson (Howard S. Wright); Eleza Faison (Faison Construction); Tom Fuller (SOJ); Jason Goodrich (Howard S. Wright); Lauren McGuire (PP&R); and Allyn Perkowski (Howard S. Wright).

The meeting was called to order and participants welcomed to the second physical meeting, (this is the third official meeting, the second being electronic).

The City announced the selection of Howard S. Wright as the CM/GC for the Pioneer Courthouse Square Renovation Project. The Howard S. Wright attendees introduced themselves and talked about their respective roles for the Pioneer Courthouse Square Renovation Project.

- Troy Dickson, Howard S. Wright, Senior Vice President; Contract Administrator, with responsibility for overall strategic leadership. He said HSW understands the stakeholder priorities and will strive to balance them with a supportive decision making process. One of their first tasks will be to get oriented to the Project priorities and to develop cost estimates. They will help get the phasing set with a communications plan prior to the beginning of construction. He said Howard S. Wright had an almost emotional response to the opportunity to work on this project and they prioritized the development of their Project Team and their partnership with Faison Construction who will co-manage the Project with HSW.
- Jason Goodrich, Howard S. Wright, Project Manager; general project oversight, Project Management, weekly Project Team Meetings, and mentoring Faison Construction
- Allyn Perkowski, Howard S. Wright, Superintendent; detailed work sequencing, schedule development, Quality Control, and subcontractor management
- Eleza Faison, Faison Construction; Subcontractor Buyout Process, submittal and procurement management, and constructability reviews
- Lois Cohen, Lois Cohen & Associates; Project Communications, Event Coordination, social media, and tracking public feedback

The rest of the meeting participants introduced themselves.

The KGW video was presented and it was explained that the bricks would not be replaced in their exact same previous location, but they would be mapped for easy location by their owners!

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The PAC group was provided with feedback from the first Open House held January 12, 2016. The two major topics discussed by the tenants were keeping access open and available, and making sure they are kept informed as to what is currently happening and what is being planned. They were also provided with a quick refresher from the PAC “meeting #2” email sent out on February 11, 2016 updating the PAC on current progress with respect to the Project.

A brief presentation was made about the Project status; topics covered included the following.

- Epic Scan Survey: The survey has been completed and the external views are available on the PP&R website.
- Structural Investigation: SRG, several of its subconsultants, PCS, PP&R and SOJ are working on a spreadsheet that lists a number of issues we want Howard S. Wright and their waterproofing subcontractor to further examine during the pre-construction work. We have done preliminary investigation which will be made available to HSW.
- Electrical Investigation: SRG and its electrical subcontractor, plus several of the Square’s users have provided input into enhancements to the existing electrical service that consists of two, 400 amp, 3 phase services.
- Plumbing Investigation: Parks will investigate to determine if there is a leak in the plumbing that serves the hose bib at the SW 6th Avenue and SW Morrison corner of the Square.
- Mechanical HVAC Investigation: SRG and its mechanical subcontractor are working with Parks to upgrade and replace parts of the current HVAC systems, plus spec a new DDC control system for the aged HVAC system serving the Square.
- Permitting Investigation: The Project Team is in the process of scheduling a preliminary meeting with BDS to begin discussions regarding permitting.
- Tree Survey for Project Trees: SRG’s subcontractor has completed their initial survey of the trees on the Square in the impacted areas.
- Energy Trust Evaluation: We are evaluating possible funding assistance with the help of Parks’ internal energy expert and Energy Trust with respect to the HVAC and possible lighting projects.
- Schematic Design Report #1: SRG completed their Schematic Design Report #1 on January 4, 2016. They currently are working on their second Schematic Report that will be used to guide the pre-construction work to be done by HSW.
- ADA Document: We are finalizing our evaluation of a number of ADA issues raised through a preliminary evaluation.
- TriMet Vaults: We have obtained access to the TriMet vaults and discovered some potential issues with respect to the ceilings. We will work with HSW, its waterproofing subcontractor, PCS, PP&R, and SRG and several of their subconsultants to further evaluate the issues.
- SRG Issues Table: We have developed a list of issues we will ask HSW and their yet-to-be selected waterproofing subcontractor to further evaluate as part of the waterproofing replacement work.
- Map of Failed Bricks: PCS and SRG have updated the original map of bricks and mortar joints that need repair and/or replacement on the main floor. Additional updates to the map will be completed as funding is available for this work.

An evaluation of the restrooms upgrade and reconfiguration to make them more ADA compliant, safer and easier to maintain was discussed. A drawing was displayed of the current configuration and a

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proposed reconfiguration that moves the wash basins outside the men's and women's actual restroom area into a common area in the entry hallway where the upgraded, fully ADA compliant drinking fountains would be located.

The CM/GC process that resulted in the selection of Howard S. Wight as the CM/GC was explained. In addition to HSW, Hoffman Construction, Stacey Whitbeck, and J.E. Dunn also provided proposal responses to the Request for Proposals and were interviewed. Other contractors that attended the initial meeting included Fortis Construction, Lease Krutcher Lewis, Skanska and Turner Construction.

The CM/GC Review Committee included Sue Keil and Phil Kalberer from the Pioneer Courthouse Square Board, Carter MacNichol from SOJ, Ross Swanson (a Capital Project Manager from PP&R), and James Morris, a member of the public. Jeff Yrazabal of SRG was a technical Advisor.

The upcoming PAC and Open House Meeting Schedule was discussed as follows for the participants.

- PAC Meeting #4: April 28, 2016 @ 2:00 p.m.
- PAC Meeting #5: July 27, 2016 @ 2:00 p.m.
- Pac Meeting #6: September 28, 2016 @ 1:00 p.m.
- Open House #2: TBA
- Grand Opening Celebration: January 2018 at the end of construction

An update on the Construction Process was provided.

- Current Project Schedule:
 - Ongoing until Fall 2016: Design Work by SRG Partnership and their Subconsultants
 - Spring 2016: CM/GC pre-construction services including the waterproofing consultant
 - Spring 2016: Work on General Conditions
 - Summer 2016: Begin work on CM/GC Guaranteed Maximum Price
 - Fall 2016: Groundbreaking activity
 - Winter 2016/17 – Spring 2018: Construction
 - Spring 2018: Grand Opening/Dedication Ceremony

There being no further business the meeting adjourned shortly before Noon.