

PORTLAND PARKS AND RECREATION

Pioneer Courthouse Square Renovation Project Public Advisory Committee Meeting #4
City of Portland, Parks and Recreation Offices; 1120 SW 5th Avenue, Suite 1320, Portland, OR
Springwater Conference Room; Thursday, April 28, 2016; 2:00 P.M.

PAC Members Present: Cathy Cicero (Regional Facilities Manager, Starbucks); 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: 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); Tom Fuller (SOJ); and Lauren McGuire (PP&R)

The meeting was called to order and participants welcomed to the fourth meeting by Stephen Schneider, Chair.

The meeting participants introduced themselves.

There were no questions regarding the March 10, 2016 PAC Meeting #3 minutes.

A presentation of the SRG Partnership's Schematic Design Report issued in March of 2016 was made; the topics covered included the following.

- Project Summary
 - Summary of the Overall Parts of the Project (More detailed discussion to follow later)
 - Waterproofing
 - HVAC replacement
 - ADA repairs & upgrades
 - Stoa Column repairs
 - Restroom renovation
 - General plaza rehabilitation
 - Elevator upgrades
 - Other elements as bond funds allow
 - Visioning Process
 - The visioning process led by SRG brought together a group of various stakeholders to talk about what needs might be addressed by the work to be undertaken so the Project Team could look for ways to incorporate early concepts into current work.

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- Two examples of the outcomes include the extension of electrical service to the SW Morrison & SW 6th Avenue corner, and to a Stoa column near the Allow Me Statue on the upper plaza; we will cover these examples later.
- Schedule
 - **Technical Investigations: November 2015 – March 2016:** – We are in the final stages of completing this work. Many of the issues we are examining were first identified by the Western Architecture evaluation done by PCS in preparation for the Bond Campaign.
 - **Schematic Design: November 2015 – March 2016:** – This is the report we are currently discussing with you all.
 - **Design Development: March 2016 – June 2016:** – This is the next step in the overall design process. SRG has produced 30% Design Development drawings and we have reviewed those drawings with key PP&R staff as part of the Parks' Internal Design Review Process. We received a lot of excellent feedback that will be incorporated into the next set of drawings at the 50% level. The final Design Development drawings will be completed by June 6, 2016.
 - **Construction Documents: June 2016 – September 2016:** – The Construction drawings are the documents from which the permits will be issued, and from which the CM/GC's Guaranteed Maximum Price (GMP) Contract will be negotiated. Key milestones include:
 - 30% Construction Documents: June 20, 2016 + PP&R Internal Design Review Process
 - 60% Construction Documents: July 14, 2016 + PP&R Internal Design Review Process
 - 90% Construction Documents: August 18, 2016 + PP&R Internal Design Review Process
 - 100% Construction Documents: September 8, 2016
 - GMP Contract: October 13, 2016
 - **Bid Permit Process: August 2016 – October 2016:** – The Early Assistance work will begin in mid-June 2016. Permit Plans will be submitted in mid-August 2016 and we expect all of our permits will be issued by mid-December 2016. Many of the permits will be trade permits issued over-the-counter for such things as the mechanical work (HVAC and plumbing), and the electrical work.
 - **Construction: Essentially January 2017 – March 2018:** – Early construction work could begin late fall on the non-occupied interior spaces, but due to the impact on the Square's revenue generation, and the holiday construction moratorium, the major work on the waterproofing, etc., will not begin until early January 2017. We anticipate the

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majority of the construction will be completed by the end of June 2017. Some work may continue until early 2018 with all construction close out completed by March 2018.

- Technical Investigations
 - Geotechnical Investigations: No problems were discovered with respect to the anomalies (possible voids) under the surface of the Square.
 - 3D Scanning: Epic Scan completed a spherical imagery scan of the exterior which is available to the public for viewing of the Square. The Project Team has access to a more detailed scan that includes the entire Square including all interior space which allows us to view any area of the Square in amazing detail; this view is not available to the public for security and privacy reasons.
 - Architectural Details: All of the details of the Square, such as brick patterns, details of the seating, the stramp, Stoa columns and their bases as they interface with the waterproof membrane, Pergola columns and their bases as they interface with the waterproof membrane, etc., will be documented in sufficient detail so they can be replicated exactly as they were originally built.
 - Structural Engineering: We continue to evaluate potential damage caused by water intrusion to certain areas of the Square, and other related issues. There are some areas that may require additional evaluation and possible reconstructive work.
 - Mechanical Engineering: We are evaluating refurbishment, upgrades and replacements to the HVAC system and restrooms.
- Scope Evaluations
 - Waterproof Membrane: This is the single largest cost item and will drive the rest of the available budget. Once Howard S. Wright is under contract, and they have their waterproofing subcontractor on board, the Project Team will complete the preconstruction work that will be used to better inform the full scope of what needs to be done within the absolute \$10 million cap available to the team.

Several very key steps are tied to the waterproofing work scope; they include:

- How long will this phase of construction last;
- Will we have to relocate some of the Square's tenants during the replacement of the waterproof membrane;

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- How much money will be available for other Pioneer Courthouse Square Bond-funded Projects?
- HVAC Replacement: Parts of the existing HVAC system are at the end of their useful life; we believe other major parts of the system are in good shape since the original equipment was of high quality. The coolant used by the system is no longer available, and the cooling tower needs its major components replaced. The control system will be replaced as well.
- ADA Repairs & Upgrades: There are ADA issues identified within the building's interior, in the main park and in the public right-of-way. A number of the issues already have been addressed by PP&R through Work Orders; others will be addressed through planned construction; remaining issues will be addressed as the budget allows.
- Stoa Column Repairs: Repairs to the Stoa columns generally fall into two categories. The first has to do with repairs related to the replacement of the waterproof membrane and repair of the base of the columns where they interface with the membrane. The second category has to do with the terra cotta surface of the columns and the deterioration that has occurred since the original construction of the Square. Investigation with the CM/GC and Design Team will help advise the Team on the type and scale of repair work that is necessary; that information will be factored into the available budget to develop a plan to address what repairs can be accomplished.
- Restroom Renovation: A brief discussion of the proposed renovation based on a schematic design followed, including a proposed, single All-User family restroom. The PAC was informed that the project has the potential for an award of about \$73,000 in additional SDC funding if we are able to complete the bathroom renovation and the additional All-User restroom with the funding allocated.

A discussion of conversion of the Pioneer Courthouse Square bathrooms to All-User restrooms followed between the members of the PAC and staff. We learned that Starbucks has adopted All-User restrooms in their newly built and remodeled Seattle-area stores including their newest flagship store. The restrooms are fully enclosed. Starbucks has noticed a reduction in drug use and crime in the All-User restrooms. Customers consider them "just (individual) bathrooms". Starbucks will provide us with information on their design and other information including pictures. Additional information provided by Starbucks was that the all user restrooms have been in use for about a year. They use a blue light in the restrooms which makes it hard to see veins and helps reduce drug use. Starbucks also said they are looking at building a restroom in their store on the Square.

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Comments from the PAC members were varied as follows:

- It is time to get ahead of the curve, and some restaurants in Portland are already using All-User restrooms.
- One concern voiced is that PCS clientele are a varied population with a wider scope of users who may not mix well with grandmothers who are bringing their grandchildren downtown and need to use one of the few public restrooms available.
- There was a strong belief that increased security would be needed.
- There was a further concern that dealing with complaints and concerns would fall disproportionately on volunteers who deal with the majority of complaints regarding the bathrooms.
- One strong recommendation is that a restroom attendant must be part of the package is an All-User restroom is to be built for the Square.

City funding for an attendant has been sought for some time by the Square. It was felt an attendant would also provide a calming influence, would help monitor traffic flow, and the length of time of use.

- A question was asked about installing a Portland Loo on the Square. It was pointed out that it was not allowed by code. We discussed the possibility of installing one across the street at the corner of SW 6th Avenue & SW Yamhill Street where the old restrooms were located.
- General Plaza Renovation: Utilizing the information contained in the Surface Assessment Report, repair the cracked and broken bricks, and replace missing grout on the main floor, and in the small amphitheater of the square.
- Elevator Upgrades: The service elevator is in need of repair and upgrades. It is primarily used by Starbucks; it is also used to bring garbage to the surface of the Square for hauling away by the garbage contractor.
- Other Elements as Bond Funds Allow: There were a number of other items identified in the work funded by PCS prior to the Bond being approved, and identified through the visioning process, that could be incorporated into the scope of work if funding were available.
- Site Evaluation
 - Tree Assessment: An initial assessment of the trees on the Square, especially along SW Broadway Street has been completed; the PP&R arborist has been involved and Urban

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Forestry will be consulted. Additional evaluation will be done when full size leaves are on the trees later in the summer and fall.

- Permit Requirements: The Project Team is in the process of arranging for its initial meeting with the Bureau of Development Services to discuss various permitting issues.
- Schematic Design Documents

The Schematic Design Documents include a series of drawings that include the Stormwater Plan, a summary of existing conditions and what needs to be done, a summary of structural issues we need to potentially address, information about the various construction details, a preliminary design for upgrading the restrooms, and potential upgrades to the exterior electrical distribution for events.

Finally we would like to call out two of the drawings to your attention

- Stormwater Plan Drawing – C100: This drawing shows the location of the various storm drains. Parks has used its camera to survey all of the drains and found them to be in good condition; they will provide PCS with a written report.
- Lower Level Electrical Plan – E 1.1: This drawing shows two of the ideas that came out of the visioning session, and a follow-up session with the SRG electrical subconsultant, and one of PP&R's electrical people. We are proposing to:
 - Run conduit with a 20A service from the SW Morrison & SW 6th Avenue corner to the "bench" along SW 6th Avenue where a new locked electrical box will be installed so power will be available without having to lay electrical cords on the bricks (with boards next to the cords to keep people from tripping over the cords) across the primary entrance to the Square.
 - Pull a new 200A, 3 Phase electrical service through a channel in a Stoa column on SW Yamhill Street into a locked box in the base of the Stoa column; vendors, such as Hollywood Lights can connect a temporary electrical panel to the power source for events. (This will replace the current method of dragging power cables up and over the cooling tower wall, across the floor of the Square and connecting to a temporary panel for events; it will be much safer and easier).

There being no further business the meeting adjourned at approximately 2:55 p.m.