

PORTLAND PARKS AND RECREATION

Pioneer Courthouse Square Renovation Project Public Advisory Committee Meeting #6 Pioneer Courthouse Square – Theater on the Square; Wednesday, September 28, 2016; 1:00 P.M.

PAC Members Present: Kendall Clawson (American Leadership Forum of Oregon Executive Director, Portland Parks Board); Harriet Cormack (PCS Board, Facilities Committee Chair); Christina Fuller (Fuller Events, Event & Operations Manager); Erin Block (Customer Assistance Office Manager, Tri-Met); Susan Palmer, (Visitor Information Center Services Manager, Travel Portland); Stephen Schneider (Immediate Past President, PCS Board); and Julie Vigeland (Portland Parks Foundation Board)

PAC Members Absent: Cathy Cicero (Regional Facilities Manager, Starbucks); Shannon Clark-Williams (Macy's); Jeri Jenkins (Manager, Portland Mall Management, Inc.); and Carmen Rubio (Executive Director, Latino Network of Oregon)

Project Team, Guests & Staff: Aaron Braun (Howard S. Wright); Ashley Brittner (PCS); Brittany Capps (PCS); Robin Johnson Craig (PP&R); Tom Fuller (SOJ); Lauren McGuire (PP&R); Theresa Vetsch-Sandoval (PCS); and David Schargel (Portland Walking Tours)

Stephen Schneider called the meeting to order and welcomed the Project Advisory Committee (PAC) members and guests to the 6th PAC meeting. He introduced the two new PAC members: Kendall Clauson, Executive Director of the American Leadership Forum of Oregon and a member of the Portland Parks & Recreation Board, and Erin Block, the new TriMet Customer Assistance Office Manager.

Open House Recap: A recap of the Open House held on Monday, September 26th from 11:30 a.m. until 2:00 p.m. was presented. Key areas covered included:

- A discussion about the three Project presentation boards that were used to explain the Project:
 - Project Timeline Board:
 - A summary of the Project Schedule is shown
 - Zone 1 Waterproofing Area (January – April 2017)
 - Zone 2 Waterproofing (April – June 2017)
 - What Does the Project Involve Board:
 - Waterproofing
 - Trees
 - Repair and Replacement of HVAC System
 - Restroom Renovation
 - Accessibility Improvements
 - Stoa Column Repairs
 - What Should Be Expected During Construction Board:
 - A listing of various issues that may be of concern to Square users and visitors, including such issues as:
 - ✓ Access routes to businesses that are remaining open;
 - ✓ Most planned events at the Square will continue;
 - ✓ Normal construction hours will be from 7:00 a.m. until 5:00 p.m., Monday through Friday;
 - ✓ Most work will take place within large, weather-protected tents;
 - ✓ There will be periods of noisy construction activities;
 - ✓ One lane of SW Broadway Street will be closed periodically;

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- ✓ There will be sidewalk closures on SW Broadway Street and SW 6th Avenue, and intermittent closures on SW Yamhill Street and SW Morrison Street;
 - ✓ The public restrooms at the Square will be closed during construction; and
 - ✓ All named bricks that are within the construction boundary will be removed and replaced with new named bricks.
- A brief discussion using examples of what has been damaged or failed was held.
 - The scavenger hunt was briefly discussed.

Recap of PAC Meeting #5:

- All-User Restrooms Update: A brief update on the All-User Restrooms was provided using the final drawing for the restroom area. The group was reminded that Commissioner Fritz has approved \$150,000 in Parks SDC funding for the project in addition to the Bond funds. A total of 11 fixtures will be built, 3 more than currently are available; two will be standalone ADA accessible toilets. The toilets will all have individual locks on their doors. The main entry door to the restroom area can be locked; Travel Portland will be involved with Pioneer Courthouse Square in the final approval of the design and location of the glass, lockable entry door. Commissioner Fritz has also approved funding for a restroom attendant.
- Project Update:
 - Howard S. Wright (HSW) held a competition for its waterproofing subcontractor utilizing a best value approach. Three proposals were received and Pioneer Waterproofing was selected; they will use Hydrotech as the waterproof supplier.
 - The waterproofing will be completed in two phases.
 - Phase 1 will include the area along SW Yamhill Street up to SW Broadway Street covering the area above KGW, Portland Walking Tours, The Theater on the Square, TriMet and Travel Portland, the occupied space and storage across the hallway, the stramp and most of the seating in the large amphitheater, plus the skylights.
 - Phase 2 will include the balance of the sidewalk area along SW Broadway Street and the area surrounding Starbucks. The work will be faithful to the existing design of the Square while making it waterproof, functional and allowing people to be able to utilize the space.
 - HSW talked about its DMWESB participation goals, the workforce requirements and its equity partner, Faison Construction.
 - The following tenants will remain on the Square during construction: TriMet, Travel Portland, Starbucks, Portland Walking Tours and the Portland Patrol office.
 - TriMet and Travel Portland asked about entry procedures for their employees during construction; they will work with HSW and security to resolve the issue.
 - A brief presentation was made on the scrim that would be installed on the fencing surrounding the construction area.

Project Schedule: The Project Schedule is very tight. We are trying to get done in weeks what is typically done in months. There is very little room for delay within the schedule. Key elements of the schedule are:

- September 8, 2016: SRG completed the Permit Drawings and Specifications
- September 9, 2016: Permit submittal to Bureau of Development Services

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- September 16, 2016: SRG completed Addendum #1 Drawings and Specifications were issued
- October 6, 2016: All draft GMP documents are to be completed and ready for final review
- October 7, 2016: Howard S. Wright will present its initial Guaranteed Maximum Price estimate to Parks
- November 16, 2016: City Council hearing to approve HSW CM/GC GMP Contract
- End of November: Notice to Proceed issued
- January 3, 2017: Construction begins
- June 30, 2017: Construction substantially complete
- September 30: Final Construction completion

A brief discussion regarding the future role and needs of the Public Advisory Committee was held. There are no more official meetings scheduled, but PP&R may call the body back together for advice as the Project proceeds. We will invite the PAC to the Grand Opening.

There being no further business the meeting adjourned at approximately 2:10 p.m.