



TALK OF THE TOWN

Historic Portland Building from beginning to now

BY LISA L. AMOS, SR/WA

At this session, you will learn about our host city's historic Public Service Building/Portland Building, the asset management challenges with its current reconstruction project, as well as how the building has become a catalyst for changing how the City does business. Best of all, you can later see the topic itself with just a short, three-minute walk from the conference hotel in your leisure time.

A Historic Project

Although asset management in our infrastructure profession is generally focused on the oil & gas, utility and transportation sectors, many local, state and national governments utilize right of way professionals to not only manage infrastructure assets, but also the agency/company operational facilities, such as the Portland Building.

Here is the 15-story, reconstructed postmodern government office building originally designed by architect Michael Graves and re-designed by DLR Group.



Map of downtown with conference hotel and Portland building.

During this session, you will hear about the history of the building at 1120 SW 5th Avenue, including the city's multiyear process in evaluating whether to demolish the building and rebuild, or to refurbish. As the city's public service building, the logistics of either scenario entailed moving 1,350 city personnel and services for an extended time, as well as up to 1,700 back into the building at project completion. The Portland Building's storied history began as a finalist in a design-build competition with noted post-modern architect Michael Graves at the helm. Significantly underfunded when constructed in 1980, compromises to its integrity were made, causing many years of maintenance and asset management challenges.

The unhappiness of the occupants over leaking windows and dimly lit quarters was well-known. But what began as a primary goal to repair the exterior and remedy significant leaks turned into a more thorough reconstruction with seismic upgrades, including the replacement of all major mechanical, electrical and plumbing systems and improvement of the interior.

The Controversy

Along with day to day issues of the building's basic functionality, its aesthetics became either loved or loathed by Portlanders. Its sculptural forms,

Session Info:

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3:30 pm - 5:00 pm

ornaments, facades and neoclassical elements with a post-modern approach was startling in 1980.

It was among the first and most well-known post-modern buildings. This pioneering structure was placed on the National Register of Historic Places in 2011.

Background

Public involvement was a given when the reconstruction and demolition was considered. Kristin Wells has been principal in meetings, publications, media reports and presentations at events such as our IRWA Annual Conference.

Her project has spurred changes to how the City's facilities and technology divisions approach furniture management, technology management and building management throughout the City, as well as the new programs the City is undertaking as a result of this project will be presented.

Carla Weinheimer has been the Architect's project lead. This project is the City's first progressive-design-build delivery project. Kristin and Carla have presented together multiple times including at last year's Design

Build Institute of America's national conference in New Orleans.

Adding to Your Experience

For additional information, visit the Portland Building Reconstruction Project website at PortlandOregon.gov/PortlandBuilding. The City created the website early on in the project to provide transparent and open communication to its employees and the public. The site includes background on the decision process leading up to the restoration, monthly reports and videos of the construction site. But who better to inform us than Kristin Wells, with on the ground experiences managing the construction, infrastructure, political, financial and social pieces of a very public project.

Located at 1120 SW 5th Avenue, the Portland Building is about three and a half blocks from our conference hotel, and we can think of no better way to stretch your legs than to visit a piece of Portland history that piqued your interest during the conference! You'll find City Hall, County courthouse, public transit mall and a park surrounding the historic building. 📍

Presenters



Kristin Wells is a registered architect and Facilities Division Manager at the City of Portland. She spent the first 10 years of her career with a focus on affordable housing and community architecture. After she was asked to lead the Portland Building Reconstruction project, she successfully worked to move the project forward as the city's first progressive design-build delivery project. Her work on the project led to her appointment as the Facilities Division Manager early this year. Kristin is in her second term on the Oregon State Board of Architect Examiners.



Carla Weinheimer is an architect at DLR Group in Oregon and a client leader for DLR Group's justice and civic architectural practice. Carla has over 30 years of experience planning, designing and managing large scale public sector projects of various types. She was Design Manager for the award winning \$220 million design-build Las Colinas Women's Detention Facility in Santee, CA and is currently Design Manager for the Portland Building Reconstruction project in Portland, Oregon. She is a registered architect, an active participant in local DBIA chapter committees, and a DBIA certified professional.