In this Issue:
Bringing History to Life at Roosevelt High
A Downtown Oasis
South Waterfront Pioneers
**President’s Message**

Marking the occasion of Martin Luther King’s birthday prompts all of us to consider how far we have to go in fulfilling Dr. King’s vision of a just and equitable society.

For the construction industry, being part of the solution means finding new ways to bring women and minorities into our business and onto our job sites.

It’s a charge that Hoffman takes very seriously. With all the major projects being built and projected in the area, now is the time to redouble our efforts to build a construction industry community in which everyone feels welcomed.

And just as project success depends on a team effort, diversifying our industry requires everyone pulling together. Industry partnerships and long-term relationships is one of our strategies, like our involvement with the Oregon Association of Minority Entrepreneurs (OAME), including a role on the Advisory Board.

We are also excited by the formation of Construction Apprenticeship and Workforce Solutions (CAWS), a private, industry-led effort to develop and coordinate the recruitment of women and minorities to the trades in metropolitan Portland.

Created by some of the leading members of the development and construction industry (including Hoffman), CAWS is the first industry organization to involve union and non-union contractors, developers and public and private agencies. It is focused on the “supply” side of the diversity challenge, working with training programs to increase the number of minorities and women entering the workforce. Already the group has defined criteria and metrics that will be used to establish a CAWS Certification program, similar to what USGBC did with LEED. In the meantime, CAWS has begun coordinating diversity efforts between existing programs and trade unions, and placing its own apprentices in the workforce. Several CAWS apprentices have already started working for us and other local builders.

Beyond “doing the right thing” this approach addresses one of the fundamental challenges facing our industry. Studies show that the Portland area will need more than 10,700 new construction workers by 2014. Without significant participation from minorities and women, we will never reach that number.

The way forward is as clear as Dr. King’s message. The future of our industry depends on providing opportunity for everyone, and achieving a workforce that reflects the fabric of our community. Meeting this challenge is at the heart of our agenda.
Building Knowledge

Students from the Portland Youth Builders pre-apprenticeship program learned more about their potential careers when they spent the day with Hoffman estimators, superintendents, safety personnel and project engineers. Tours of buildings at South Waterfront included the steel and concrete structure of Atwater Place, as well as a completed two-bedroom unit at The Meriwether. The experience gave these students, who divide their time between building homes and classroom study, an understanding of the ins and outs of commercial construction.
A time traveler wouldn’t recognize the place. After a top-to-bottom makeover by a dedicated team of designers, engineers and builders, Seattle’s historic Roosevelt High School has been transformed from a dark, uninspired space to an airy, light-filled high tech campus.

One of 10 local high school renovation “pilot projects” approved by the Washington State Legislature, the project was funded by a 2001 voter-approved building levy. The design, by Bassetti Architects, provides a strong community focus for students and encourages positive interactions between students and staff. Eight small learning communities surround the library on three floors. Each cluster is accessed via a stairway, providing an opportunity for autonomous learning environments. Students share the Commons, Performing Arts Center, Visual and Culinary Arts classrooms, and Physical Education facilities.

Bassetti’s Marilyn Brockman said that in revitalizing the landmark school, the design aimed to provide an adaptable, personalized and learner-centered environment. “We wanted to create collaborative and technology-rich learning spaces that motivated students, and also encourage use by the community.”

The school’s interiors were completely gutted and nearly every wall, finish and fixture either repaired or replaced. A new gymnasium and physical education facilities were added, along with a new football field, commons, and 700-seat concert hall.
Historic features were restored and revitalized.

If you want to shoot some hoops, it doesn’t get much better than Roosevelt’s new gym.

The new student commons encourages interaction and supports the Roosevelt student/staff community.
The project’s centerpiece is a new library. Originally the school’s assembly hall, the space had been converted into an auditorium in later years. Because it was a pivotal part of the original 1922 design, the City of Seattle landmarked the space, requiring restoration of its original defining characteristics. Skylit light wells had been covered over and the space had become dreary and obsolete for the school’s high-caliber performing arts program.

Now the glory of the historic space has been resurrected. A dark, sloped-floor auditorium has been transformed into a daylit, three-story modern learning space in the building core. Surrounded by classrooms, labs, teacher planning areas and corridors on its four sides, all academic activities circulate around the new library.

Throughout the school, new electrical, voice/data and HVAC systems provide a dramatically refreshed, high-tech and energy-efficient learning environment for students and faculty. The latest technology, including "smart boards" the interactive replacement for blackboards – enhance student learning.

Sustainability is a core value of the Seattle School District, and the team kept a constant focus on re-use and recycling. For example: original marble from the locker room showers became part of the library countertops; old theater seat ends form a balcony rail in the new theater; historic doors provide paneling for the alumni room; brass clocks were reinstalled; and terra-cotta parapet pieces support plaza seating.

Despite the technical complexity of the construction, the project’s biggest challenge came from another source: the vagaries of the market. When site work began in the summer of 2004, the construction industry was being buffeted by double-digit price increases. Material prices were surging and the busy Puget Sound market had subcontractors stretched to the limit. It took a strong, unified effort from the entire project team to stay focused on the goals for Roosevelt and keep the work on track.

Hoffman assembled a large field staff to meet the project’s daunting scope. Veteran superintendent Terry Griffin led the team until his retirement at the end of 2004, when Mike Martinez took over the role of project superintendent. Field superintendents included Cameron Haynes, Marie Beedle and Brian Grevious.

Hoffman’s project manager Trevor Thies said, “If not for an understanding owner, an architect passionate about historic renovation and heroic, “can-do” subcontractors in the field, this project would have never made the finish line. After a lot of blood, sweat and tears, we got a great facility that the alumni, students, faculty and the school district are ecstatic about. ”

Indeed, on opening day, students and teachers alike were in awe of their new surroundings -- beautiful facilities for learning, ready to serve for generations to come.

“*We wanted to create collaborative and technology-rich learning spaces that motivate students, and also encourage use by the community.*”

— Marilyn Brockman, Bassetti Architects

Roosevelt High School
Architect: Bassetti Architects
Owner: Seattle School District
Budget: $93,800,000
Size: 256,483 SF
Completion: September 2006
The 700-seat concert hall is home to Roosevelt’s acclaimed performing arts program.

The project’s centerpiece is the day-lit, modern library in the core of the building.
Public Safety Academy
This 14-acre training campus will be used by Oregon’s Department of Public Safety Standards & Training to train police and fire personnel.

That’s a Wrap!
The BRB is the new home of the Advanced Imaging Research Center. Equipment in the building includes a 7T (tesla) scanner and a 12T scanner. These represent one of only a few 7T scanners in the nation, and one of only two 12T scanners in the world. They’ll help position OHSU as one of the nation’s top imaging-research centers.

Kohler Pavilion houses The Center for Women’s Health, 86 medical, surgical and intensive care beds and eight new cutting-edge technology operating rooms. Open staircases, overlooks and gathering spaces encourage cross-disciplinary collaboration. The construction team felt like scientists splicing different genes: the raw concrete of the exposed slab edge with refined glass panels and steel handrails.

OHSU Biomedical Research Building (BRB)
The BRB is the new home of the Advanced Imaging Research Center. Equipment in the building includes a 7T (tesla) scanner and a 12T scanner. These represent one of only a few 7T scanners in the nation, and one of only two 12T scanners in the world. They’ll help position OHSU as one of the nation’s top imaging-research centers.

A JV with Andersen Construction

UW William H. Foege Building
Open staircases, overlooks and gathering spaces encourage cross-disciplinary collaboration. The construction team felt like scientists splicing different genes: the raw concrete of the exposed slab edge with refined glass panels and steel handrails.

photos by Lara Swimmer
OHSU's Kohler Pavilion, a 335,000 SF, 11-story patient care facility opened to patients June 27, 2006. The facility adds much-needed space for hospital and outpatient services, and offers the very latest in health care innovations to patients.

Named for the UW graduate and epidemiologist who helped develop the smallpox vaccine, the Foege Building brings together the departments of Bioengineering and Genome Sciences.

Peter O. Kohler Pavilion
OHSU's Kohler Pavilion, a 335,000 SF, 11-story patient care facility opened to patients June 27, 2006. The facility adds much-needed space for hospital and outpatient services, and offers the very latest in health care innovations to patients.

A JV with Andersen Construction
photos by Jamie Forsythe
An Oasis of Tranquility Appears in the City

The changes sweeping downtown Portland’s urban landscape are not all in the form of imposing high-rise towers. Sometimes change appears as an elegant urban garden plaza.

Such is the case at the corner of southwest 12th and Alder in downtown Portland. As the site of the historic First Presbyterian Church, and an old hotel, the block had remained unchanged for decades.

As its congregation grew over the years, the church developed a pressing need for increased parking but had no room to expand. When the way was finally cleared to demolish the adjacent 1900’s era hotel, the church embarked on an ambitious project: construction of a three-level, 170-space underground parking garage topped by a garden/plaza space.

Hoffman had been involved in the project since the early conceptual stages, working with design-build partners Hennebery Eddy Architects to provide cost information that helped the church move forward with fundraising efforts. As construction became a reality, Hoffman assumed a hands-on role in solving some significant challenges.

The first concern was protecting the church during construction. Built in 1890, the fragile historic structure was at risk from the impact of the 45-foot deep excavation, happening just 10 feet away. Compounding the challenge, city regulations dictated that the church’s “porte-cochere” (a large porch) was a historic feature that had to be preserved, even though it extended out over the excavation.

Led by superintendent Dan Gorie, the team devised a system of temporary piles to support the porch throughout construction. They also worked to protect the church and parish house from impacts caused by vibration.

“There were some existing cracks in the church that we monitored very closely,” said project manager Jim Dill. “During the design phase, we actually beefed up the shoring system to make doubly sure there would be no settling or movement in the building.”
Meanwhile, the close proximity of light rail lines, vehicle traffic, and pedestrians demanded intense focus on logistics planning and public safety. For example, the light rail train’s overhead catenary system had to be modified to accommodate site access. Hoffman worked closely with Tri-Met for both the modification and restoration at the end of the project.

Once the parking structure was complete, the urban garden, the project’s public face, began to take shape. Henneberry Eddy principal Tim Eddy said the design addressed multiple goals.

“We took that space and tried to do two things. First, give it a sense of purpose relative to the church, to where people can look at it and imagine having a wedding or a reception. Second, to give it a street edge that addresses the way the public passes the site, to create places—the overlook, the corner, the interpretive panels, the benches. As soon as the garden was open, it was great to be there on a nice day and see people eating lunch, taking advantage of the space.”

While the new garden will be used primarily for church activities, it will occasionally be opened for public events.

Harold Sawyer, who served as owner’s representative for the church, said the project met all expectations.

“This was a very enjoyable project to watch unfold,” he said. “It was obvious Hoffman’s people take a lot pride in their work. For example, they had many ideas for ways to reduce maintenance costs. We were happy to take advantage of their suggestions.”

Jim Dill said the project was equally satisfying for the design-build team. The church got more parking, downtown Portland gained a little oasis of tranquility, and “in the end, the project came in about $30,000 under budget. We felt like we had done our job.”

---

First Presbyterian Church Garden & Underground Parking Garage

- **Architect:** Henneberry Eddy Architects
- **Landscape Architect:** Perron Collaborative
- **Church Built:** 1890 on hand-laid basalt foundation
- **Budget:** $8,000,000
- **Size:** 170 spaces
- **Completion:** January 2006

“**It was great to go by there on a nice day and see people taking advantage of the space.**”

— Tim Eddy, Principal, Henneberry Eddy
Frontiers in Urban Housing

Aptly named for explorer Meriwether Lewis, The Meriwether Condominiums blaze new trails

photos by Bruce Forster

One of the first projects in Portland’s new South Waterfront development, the 245-unit complex features two slim high-rise towers and 17 street-level townhouses above future retail space, grouped around a shared outdoor greenspace. From the rustic Willamette River location, residents enjoy spectacular views not much different from those that greeted the west’s early explorers.

For Hoffman, the project broke new ground in another important way: customer service taken to a new level. Project Manager Bill Drinkward explained:

“On a typical project we are building to a set of standards in the design documents, which the owner and architect expect us to meet. Here we had the additional element of 245 individual homeowners who had their own vision for their home.”

Buyers had a range of housing options, from 624 SF studios to multi-million dollar penthouses. But no matter the size of the home, said Drinkward, “we held ourselves accountable to the quality expectations of the people who would live there.”

Long-term quality was also central to the vision of developers Gerding Edlen and Williams & Dame. Dennis Wilde of Gerding Edlen said that as the first housing in South Waterfront, the Meriwether sets the tone for the emerging neighborhood.

“This is the beginning of the next 100 years in neighborhood’s development,” he said. “The quality of the architectural design, the way the project meets the street and the environmentally responsible features are all part of the vision for a new community.”

Designed in a joint venture between GBD Architects and Busby, Perkins & Will, the Meriwether is pending LEED Gold certification for its incorporation of on-site stormwater...
management, daylighting controls, FSC-certified woods, and energy performance 30% better than code.

Bruce Brown of GBD said that on the South Waterfront’s first project, the designers wanted to set the bar high, for sustainability, design and “place-making.”

“We knew the Meriwether had to set the tone for everything that would follow,” he said. On the residential side, it was important to meld with the greenway while still maintaining privacy. On the west frontage, we responded to the future retail focus of the entire street.”

Over 90% of construction waste on the project was recycled. Hoffman superintendent Greg Boersma said, “we’ve been doing this long enough now that the craftworkers understand it is part of working with Hoffman. We had separate dumpsters for cardboard, wood, concrete, metal, and general debris. We got monthly reports from the haulers showing the percentage of the overall tonnage recycled.”

When the units went on sale, it was obvious that environmentally conscious and elegantly designed urban housing was an idea whose time had come: the entire complex sold out in a matter of days.

Work started in May 2004, and the first owners moved in by April 2006. By September the building was fully occupied, but the work was still far from over. Hoffman dedicated a special “Buyer Transition Team” to ensure that each unit was completed to its owner’s satisfaction.

New owners Jeremy and Carrie Stoddart appreciated the commitment to customer satisfaction. “When we finally saw the finished unit, it was pretty spectacular,” said Jeremy. “And Hoffman was very responsive. For instance, when our refrigerator went out they brought us a loaner right away. Jason (DeBaugh, Project Engineer) was great… he communicated with us and always followed through.”

For Bill Drinkward, exceeding expectations was its own reward. “We worked really hard to please people,” he said. “It was great to have them come in and say ‘wow, this is so much better than I ever dreamed it would be.”

The Meriwether

Architect: GBD Architects with Busby, Perkins & Will
Developer: Gerding Edlen and Williams & Dame
Budget: $105,000,000
Completion: May 2006
Built in 1891, The Armory, located in on the edge of Portland’s Pearl District, has a long and varied history. As the name indicates, it was born as a place to store weaponry and train soldiers (through the turn of the century). It evolved over the years, hosting Presidents Roosevelt and Taft (1911); boxing greats Joe ‘The Tamale’ Gorman and Hector St. John (1919); and James Brown & the Famous Flames (1965); it spent the last three decades as a beer warehouse for Blitz-Weinhard. But even with this rich history, it wasn’t until the ideas of historic preservation, performing arts and sustainability were grafted that the next phase of life for this well-worn building began to take shape. Opened in September, 2006, the building, renamed in honor of developer and arts patron Bob and Diana Gerding, is the first building on the National Register of Historic Places – and the first theater – to achieve LEED Platinum, the US Green Building Council’s highest standard for sustainable construction.

Sustainability at the Gerding Theater is evident in nearly every aspect of the building. The lobby houses educational touch screens and displays showing how the theater, the historic building, and sustainability are integrated. Eliminating secondary finishes in the design conserved materials and transportation, and helped illuminate the building’s historic roots. This happens throughout the building, whether its the actors’ Green Room located in the gun turret, or the elliptical mezzanine aperture that preserves lobby views of the arched wood trusses. The Armory’s lower energy and operating costs will help sustain the non-profit Portland Center Stage’s mission of touching and connecting everyone in the city through powerful storytelling.

From Guns to Green
Remaking The Armory Into the World’s Most Sustainable Performing Arts Venue

Before: Excavating 22,000 CY of material for the new basement and Studio Theater.
During opening week, free tours helped educate the public on the building’s green features.

Specific Sustainability Strategies

Innovative interior and exterior green design
- The Natural Step principles were used throughout design and construction.
- Over 45% of materials were regionally manufactured (double the LEED requirement).
- Sidewalk Vera Katz Park and bioswale

Energy efficiency
- Expected to achieve 30% energy savings over standard construction.
- Chilled beams provide office cooling instead of a fan-driven HVAC.
- Dimming system reduces energy use; daylight sensors aim electric lights in offices; 41 skylights.
- Advanced glazing reduces electric lighting and maximizes daylight while reducing winter heat loss, air infiltration and summer heat gains.

Indoor air quality
- Displacement and under floor ventilation in the lobby and main theater.
- Delivers fresh air under each seat with individual control for patrons.
- Efficient underfloor air distribution to offices improves air quality/thermal comfort.

Water conservation
- Storm water runoff has been reduced by 70%.
- Potable water use reduced by 89%. The 10,000 gallon cistern collects rainwater from the roof; grey water used for toilets.

Sustainable or recycled materials and resources
- 25% of materials have recycled content; 45% were manufactured within 500 miles.
- 95% of construction waste diverted from landfills.
- FSC wood throughout.
- Sound absorption materials of recycled pop bottles.
- 79% of the existing structure is preserved.

Site selection and other green design factors
- Space efficiency: 55,000 SF of program housed in 20,000 SF.
- Pervious sidewalk pavers enable rainwater absorption.
- Light colored paving, a high-emisivity roof and shade trees reduce heat island.
- Brownfield site mitigation practices followed.
- FlexCar located adjacent.
- Carpool drop-off area in front.
- 30 bicycle parking spots and seven shower facilities support bicycle transportation.

Bob & Diana Gerding Theater at the Armory

Owner/Resident Theater Company: Portland Center Stage
Client: Gerding Edlen Development
Architect: GBD Architects
On the Inside: 599-seat Main Stage theater, 200-seat Black Box theater; costume shop; dressing rooms; administration; ticket office
Budget: $36,000,000
Completed: September 2006
Developer Tom Moyer has been making valuable contributions to Portland’s built environment for decades. And for much of that time, Hoffman has been fortunate to be his construction partner. The relationship began in the 1980s, when Hoffman built movie theaters for Moyer’s chain of cinemas, and continued on projects such as the 1000 Broadway Building, the Marilyn Moyer Meditation Chapel and the Fox Tower.

The latest venture for Moyer’s company TMT Development is the Park Block Five Garage, an underground parking structure being constructed just across the street from Fox Tower. Once the garage is complete, a new addition to the city’s park blocks will adorn the street level above, complete with elegant landscaping and water features. The project is the direct result of Mr. Moyer’s generosity – the site was originally slated for an above ground parking structure until he purchased the property and donated the surface space for the new park. The six-level garage, reaching 74 feet below grade, is the second deepest excavation in downtown Portland. It will provide 668 parking spaces, with an underground connection to the parking facility beneath Fox Tower.

The Park Block Five Garage marks another milestone in that the Moyer/Hoffman relationship has carried forward to a new generation. Eric H.I. Hoffman, son of Eric Hoffman, is managing the project, working with Mr. Moyer’s granddaughter, Vanessa Sturgeon, who is president of TMT Development.

Built on a fast-track schedule, the garage is set for completion by the end of 2007. Construction of the street-level park will begin immediately thereafter. The park is tentatively scheduled to open in summer 2008.