Our multidisciplinary team dedicates itself to serve your project, your goals, and the design-build project delivery. Each team member was selected for their specific role, and will provide leadership in this capacity while supporting the entire team effort through engagement, communication, and collaboration.

**FIRM HISTORIES**

**LORENTZ BRUUN CONSTRUCTION (LBC)**
Having been founded in 1946, immediately following the conclusion of WWII, Lorentz Bruun Construction is proud to be one of Oregon’s oldest and most established construction companies. We believe strongly in our brand and what it stands for, and as a third-generation family owned company LBC takes seriously our reputation for providing the highest quality construction services in the Pacific Northwest. Nearly nearly 90% of LBC's on-going business is generated by returning clients and referrals - a testament to our level of service and dedication to getting the job done right.

With over 72 years of construction and construction management experience, LBC has developed proven methods to effectively manage project time, costs, and quality control. Furthermore, LBC currently hosts 13 full-time, in-house staff dedicated to providing their clients with a full spectrum of pre-construction and construction services.

**OHSA INCIDENT RATE & EMR SCORE**
- EMR - .66
- Dart Rate - 0
- Incident Rate - 3.27

**PETER MEIJER ARCHITECT (PMA)**
At PMA we integrate architectural design, building science, and preservation planning for cultural, historic, and existing resources and properties. We are committed to the reuse and adaptability of existing architectural resources and the preservation of historic environments. Our process is driven by inquiry and research, seeking appropriate solutions for project specific issue, client goals, needs, and project budget. Solutions that respect the visual and functional integrity of historic structures and honor owner investment are essential to successful projects.

PMA embraces Thoughtful Change – a design philosophy based on research, experience, and initiative as a means to achieve design quality – as a fundamental component of our services. Research sets the foundation of understanding the original design intent embodied in the programming, site orientation, material selection, design style, and context. We recognize that each historic resource will have its own unique character defining features, either physically defined through the use of materials and construction techniques, or emotionally and culturally defined through community shared values. Founded in 2003, PMA celebrates its 15th year in business in 2018. PMA has 7 employees, including architects, planners, and building science specialists. We provided our professional services to clients throughout the Pacific Northwest region from our Portland-based office.
KPFF
KPFF provides structural engineering, civil engineering, and land surveying services to architects, owners, developers, and contractors. Founded in 1960, KPFF has over 1,100 employees across 20 offices and is ranked in the Engineering News Record’s Top 100 pure design firms nationwide. The firm’s extensive design experience encompasses all building types.

KPFF brings a great many technical qualifications and resources to the table when they join a design team. A recognized innovator and trusted advisor in the development of low-impact public housing and other residential projects, KPFF excels at providing cost-effective, innovative design for public housing projects. KPFF values their relationships with local agencies such as the Prosper Portland and Home Forward, and with non-profit community development corporations like Central City Concern.

KPFF has 173 employees in our Portland and Eugene offices, including 116 Engineers, 3 Special Inspectors, 3 Security Specialists, 11 Surveyors, 19 Drafters, and 21 Administrative staff.

SALAZAR
COBID - MBE/ESB/DBE #9641 CERTIFIED

Salazar Architect Inc. is a small firm comprised of 7 employees, with over two decades of experience collaborating with non-profit housing developers and extremely low income residents, through the design of supportive housing, community planning workshops and tenant rights advocacy work.

Their experience includes new construction, renovations and master planning - from individual buildings to large scale developments. Sustainable design principals are an integral part of all their work and they have experience with numerous rating systems including: Earth Advantage, Enterprise Green Communities, Green Point Rated, LEED and EcoDistricts. Additionally, Salazar excels at leading community workshops and neighborhood stakeholder meetings to build consensus and support for affordable housing.

REYES ENGINEERING
COBID- MBE/DBE #2285 & OMWESB CERTIFIED


Utilizing sustainable design practices, Reyes is actively engaged in providing integrated solutions for smarter design and improved efficiency. Reyes Engineering’s attention and energy is focused on a core set of highly integrated services. They take great pride in providing a high level of engineering service, client confidence, and innovation that exceeds client expectations. Their project management approach provides them the ability to find effective solutions guiding the design team through each stage of a project resulting in the overall reduction of costs to owners and clients. As sustainable design professionals, Reyes also perform modeling for lighting and daylighting systems, light pollution control approaches, LEED strategy and documentation, and analysis/comparison of alternative energy sources.

Reyes Engineering has a staff of 15. Our professionals are licensed in the states of Oregon, Washington, California, Alaska and Hawaii.

GLUMAC
Founded by Dick Glumac 47 years ago in 1971, Glumac became a corporation 34 years ago in 1984. We specialize in cost-effective, sustainable design of advanced technology, healthcare, institutional and commercial facilities worldwide.

As a full-service engineering consulting firm, Glumac administers comprehensive sustainable building engineering services as a single coordinated package to our clients, providing Mechanical, Electrical, Plumbing, Low Voltage, and Lighting design; Building Commissioning services; and Energy Analysis. Glumac is a wholly owned subsidiary of Tetra Tech - a public traded company headquartered in Pasadena California. Glumac operates with its own internal leadership structure, with offices across the United States and China.

Glumac’s number of staff per discipline includes: mechanical (95); electrical 977); plumbing 919); technology integration (4); lighting design (4); energy analysis (22); commissioing (22); BIM/AUTOCAD production 915).
Our collective team is currently working on projects that impacts the proposed design-build team for your Fountain Place Apartments Renovation. The following chart shows our current team member workload.

<table>
<thead>
<tr>
<th>CURRENT 2018 PROJECTS</th>
<th>PHASE / COMPLETION DATE</th>
<th>TEAM MEMBERS</th>
<th>AFFORDABLE HOUSING</th>
<th>MULTI-FAMILY HOUSING</th>
<th>SEISMIC DESIGN</th>
<th>SUSTAINABLE DESIGN</th>
<th>OCCUPIED REHAB</th>
<th>TENANT RELOCATION</th>
<th>HISTORIC PRESERVATION</th>
<th>DAMESB UTILIZATION</th>
<th>HOME FORWARD PROJECT</th>
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<tbody>
<tr>
<td>The Glass Lab</td>
<td>Phase II Construction / 2018</td>
<td>LBC</td>
<td>X</td>
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<tr>
<td>Premier Gear</td>
<td>Pre-Construction / 2019</td>
<td>LBC</td>
<td>X</td>
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<tr>
<td>Bitar Mansion</td>
<td>Construction / 2019</td>
<td>LBC</td>
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<td>1935 Killingsworth Apts.</td>
<td>Construction / 2018</td>
<td>LBC</td>
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<td>Wetlab Building</td>
<td>Pre-Construction / 2018</td>
<td>LBC</td>
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<td>Central Washington University Barge Hall</td>
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<td>PMA</td>
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<td>PPS Grant High School Modernization</td>
<td>Construction / Aug. 2019</td>
<td>PMA</td>
<td>X</td>
<td>X</td>
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<tr>
<td>PPS Madison High School Modernization</td>
<td>DD / 2018 - 2020</td>
<td>PMA REYES</td>
<td>X</td>
<td>X</td>
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<tr>
<td>Halprin Sequence Concrete Restoration</td>
<td>Construction / 2019</td>
<td>PMA</td>
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<td>The Nines Window Restoration</td>
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<td>PMA</td>
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<tr>
<td>Vancouver Center Apts..</td>
<td>Permit / Aug. 2018</td>
<td>KPFF</td>
<td>X</td>
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<td>Beaverton Center for the Arts</td>
<td>Permit - DD / Dec. 2018-2020</td>
<td>KPFF REYES</td>
<td>X</td>
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<td>200 West Mesnager Apts.</td>
<td>Permit / Spring 2019 DD / Spring 2021</td>
<td>KPFF</td>
<td>X</td>
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<td>140 Columbia Apts.</td>
<td>Permitting / FALL 2020</td>
<td>KPFF</td>
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<td>Argyle Housing</td>
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<td>Cascadian Terrace Renovation</td>
<td>Permitting / 2019</td>
<td>SALAZAR</td>
<td>X</td>
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<tr>
<td>Las Adelitas</td>
<td>DD / 2020</td>
<td>SALAZAR</td>
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<tr>
<td>Williams Plaza Renovation</td>
<td>DD / 2020</td>
<td>SALAZAR</td>
<td>X</td>
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<td>Vibrant!</td>
<td>Construction / 2019</td>
<td>SALAZAR</td>
<td>X</td>
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<td>TriMet Powell Garage Facilities Expansion</td>
<td>CA / 2019</td>
<td>REYES</td>
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<tr>
<td>TriMet Transit Police Central Precinct</td>
<td>CD / 2019</td>
<td>REYES</td>
<td>X</td>
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<tr>
<td>PP&amp;R Peninsula Park Pool</td>
<td>CD / 2019</td>
<td>REYES</td>
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<tr>
<td>High School Renovation</td>
<td>Pre-Construction / Aug. 2018</td>
<td>GLUMAC</td>
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<td>X</td>
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<tr>
<td>New Elementary School</td>
<td>Pre-Construction / Dec. 2018</td>
<td>GLUMAC</td>
<td>X</td>
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<td>Hospitality/Entertainment Project</td>
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<td>GLUMAC</td>
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<td>Mixed-Use Development</td>
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<td>GLUMAC</td>
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<tr>
<td>NE Grand Apartments</td>
<td>Pre-Construction / Dec 2018</td>
<td>GLUMAC</td>
<td>X</td>
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</table>
We offer Home Forward a team uniquely positioned to meet your needs. Our multidisciplinary key team personnel all bring years of experience providing innovative design for historic and existing resources, and public housing projects. We fully commit these individuals throughout the duration of your project. *Full team resumes can be found in the Appendix.*

**Kurt Bruun**  
**LORENTZ BRUUN CONSTRUCTION** PROJECT EXECUTIVE

With over 20 years of experience managing commercial construction projects, Kurt has worked in various positions in the field including working at the superintendent level. Kurt has a history of successfully completing numerous difficult projects on schedule and on budget. He maintains communication and cooperation with the construction team as his highest priority, which minimizes problems before they result in loss of time and increased costs.

- National Historical Hotel
- Timerline Lodge
- American Brush Building [SEISMIC UPGRADE]
- Rose Garden Renovation

**Erik Bruun**  
**LORENTZ BRUUN CONSTRUCTION** PRINCIPAL

Erik’s attention to detail, clarification, thorough analysis, organizational skills, and collaboration and effective communication have allowed him to excel in business and relationship building. Erik brings integrity, open-mindedness, confidentiality, stewardship, confidence, strong communication skills, adaptability, empathy, strength, and personality that make him a distinguished leader and team player with clients, the community, and the workplace. He will oversee and provide guidance to the construction-side of the DB team.

- U.S. Custom House Historic Renovation & Repair
- Janey Apartments
- Oregon Rail Heritage Foundation
- Collins Lake Resort

**Jason Schurtleff**  
**LORENTZ BRUUN CONSTRUCTION** PROJECT MANAGER

With over 20 years of experience in commercial construction, Jason has worked on construction projects for various industries. His analytical, safety and process-oriented skills have served as the foundation to successful project completions on a timely basis.
Jason has overseen all aspects of a project from design to completion in industries such as commercial office space, multifamily, historic renovations, and Seismic Upgrades.

- West Coast Self Storage
- Premier Gere [SEISMIC UPGRADE]
- Janey Apartments
- Hanna Anderson Building Historic Renovation

Bruce Fabian  
**LORENTZ BRUUN CONSTRUCTION SUPERINTENDENT**

With a verifiable track record for the successful completion of various project types, Bruce has helped numerous clients complete their new space through coordination with subcontractor trades and in-house skilled labor. His extended knowledge of value engineering, project estimating, project scheduling, pre-construction problem solving, specification/document review, building codes/regulations, material purchasing, site management from job mobilization to certification of occupancy has helped him complete projects on time and on budget.

- Koin Tower Remodel
- The Parker Apartments
- Janey Apartments
- Hanna Anderson Building Historic Renovation

Peter Meijer, AIA, NCARB  
**PMA PRINCIPAL-IN-CHARGE**

Peter has devoted his career to the preservation and assessment of historic buildings. His background in scientific research enables him to focus on the unique building sciences associated with existing and historic resources. Peter will oversee the A/E design team and will work closely with technical team members in developing an overall project approach, and will provide the project manager with technical and managerial guidance, while following the progress of work.

- Wheeldon Apartment Building Restoration
- Marshall Wells Lofts
- Pacific Tower Rehabilitation [SEISMIC UPGRADE]
- PPS Grant High School [URM + SEISMIC UPGRADE]
- U.S. Custom House Historic Renovation & Repair

Halla Hoffer, AIA, Assoc. DBIA  
**PMA PROJECT MANAGER**

Halla is passionate about rehabilitating historic and existing architecture - integrating the latest energy technologies to maintain the structures inherent sustainability. As Project Manager, Halla will lead the successful coordination between project team members, Home Forward staff, contractors, and sub-consultants; provide an accurate schedule for project task completion; and oversee the production of technical specifications and design plan sets. Halla is the primary point of contact for the project, and provides the necessary flexibility to work and coordinate with varying schedules and personnel.

She has managed successful projects with a multidisciplinary team requiring coordination between consulting stakeholders, the Owner, and specialty sub-contractors. Halla is an Associate Design-Build Professionals (Assoc. DBIA). The Design-Build Institute of America is the only organization that defines, teaches and promotes best practices in design-build project delivery.

- Pacific Tower Rehabilitation [SEISMIC UPGRADE]
- PPS Grant High School [URM + SEISMIC UPGRADE]
- U.S. Custom House Historic Renovation & Repair
- Studio Building Window Restoration & Repair
- QAHS Condominiums Historic Renovation + Window Restoration

Kristen Minor  
**PMA PRESERVATION PLANNER**

Kristen brings over twenty years of experience working for civic agencies on architectural and planning projects - from Historic Land Use Review to Compliance with state and federal historic standards. Kristen’s current appointment as a City of Portland Landmarks Commissioner makes her ideally suited to lead the project team in determining options that improve the likelihood of approval from jurisdictions having authority.

- U.S. Custom House Historic Renovation & Repair
- Studio Building Window Restoration & Repair
- QAHS Condominiums Historic Renovation
- City of Portland Historic Resource Inventory Update
Alex Salazar, AIA
SALAZAR PRESIDENT / AFFORDABLE HOUSING SPECIALIST

Alex has 25 years experience in multi-family housing, including renovations, new construction and community planning. He has designed dozens of affordable housing buildings, including HUD and LIHTC funded developments, and has received multiple design awards for his work. He will be responsible for design oversight, and overall contract coordination.

- Keller Plaza [AFFORDABLE HOUSING]
- Westlake Christian Terrace East [AFFORDABLE HOUSING]
- Cascadian Terrace Renovation [AFFORDABLE HOUSING]
- Hacienda CDC Las Adelitas [AFFORDABLE HOUSING]

Matt Bokar, NCARB
SALAZAR ASSOCIATE / AFFORDABLE HOUSING SPECIALIST

Matt has eleven years of experience in multifamily housing, including affordable family, mixed-use market-rate, student, senior, special needs, occupied rehab, and site planning. He will be responsible for daily production and coordination oversight.

- Williams Plaza Renovation [HOME FORWARD]
- Innovative Housing Inc., Vibrant! [AFFORDABLE HOUSING]
- Yosemite Village Townhomes [AFFORDABLE HOUSING]

Josh Richards, PE, SE, LEED AP
KPFF PRINCIPAL / STRUCTURAL ENGINEER MANAGER

As principal-in-charge for structural engineering, Josh acts as the “design structural engineer” and with other members of the design team selects structural systems and oversees comparative analyses between systems. He attends meetings at which structural engineering input is required, provides the project manager with technical and managerial guidance, and follows the progress and direction of the work. In addition, Josh provides internal peer review at critical milestones, and checks and approves the final documents. During construction, he approves any changes to the structural design and participates in problem resolution. As Principal-In-Charge, Josh is fully committed to dedicating the appropriate time and resources for the project.

- Grand Avenue Apartments [HOME FORWARD]
- UO Allen Hall Addition [SEISMIC UPGRADE]
- Westmoreland’s Union Manor Rehabilitation [SEISMIC UPGRADE]
- Historic Glisan Firehouse Renovation [SEISMIC UPGRADE]

Jeff Diephuis, PE, SE, LEED AP
KPFF STRUCTURAL ENGINEERING PROJECT MANAGER

As the structural engineering project manager, Jeff is responsible for design of the selected structural systems from conceptual design to contract documents. He assists KPFF’s principal-in-charge with selection of structural systems during the schematic design phase, and is responsible for preparation of the construction documents and coordination of the structure with the architect and design consultants. He is responsible for meeting the project budget and schedule, following the project throughout construction, and visiting the site.

- Gladstone Square [HOME FORWARD]
- Multnomah Manor [HOME FORWARD]
- PPS Franklin High School [URM + SEISMIC UPGRADE]
- Westmoreland’s Union Manor Rehabilitation [SEISMIC UPGRADE]

Flaviano Reyes Jr., PE / Reyes Engineering
REYES ENGINEERING ELECTRICAL PIC

Flaviano is often responsible for the overall electrical design direction, QA/QC for several projects and guides the engineers in producing the highest level of design, and serves as the Electrical Engineer of Record. Flaviano attends meetings as required, participates in electrical site surveys, daily design activities and coordination of electrical, lighting, telecommunications/security, fire alarm, and renewable energy systems for projects.

- Grant Warehouse Multi-Family Residences
- Garlington Multi-Family Residences
- 1King+Park Apartments

Rebekah Slavin
REYES ENGINEERING LIGHTING DESIGNER

Rebekah is responsible for lighting design, is a certified MIES, and manages projects while contributing to the overall design, functionality and aesthetics of our clients lighting schemes. Rebekah attends meetings as required and participates in daily design activities, and produces illumination layout options and helps guide clients in when choosing products from different lighting manufacturers.

- 450 Alaskan Way mid-rise
- City of Seattle. Liberty Bank Building
- City of Bellevue. Bellevue City Hall Plaza

W. Bruce Davis
REYES ENGINEERING ELECTRICAL DESIGNER

Bruce Davis has over 20 years of experience as a lead electrical designer. Bruce attends meetings as required, participates in
electrical site surveys, daily design activities, and coordination of electrical, telecommunications/security, lighting, fire alarm, and renewable energy systems for projects.

- Bud Clark Commons Building [AFFORDABLE HOUSING]
- Willamette University. Kaneko Commons
- Lane Community College. Downtown Academic Building.

Pedar Trelstad
GLUMAC VICE PRESIDENT

With more than 25 years in the industry, Peder brings more than 21 years of experience as a Project Manager and Senior Manager as a Mechanical Contractor to Glumac. He has extensive experience in commercial construction in institutional, advanced technology and healthcare projects. Working closely with architects, designers, engineers and owners, Peder uses expertise in design/build and design/assist projects to provide a project of quality, on-time and on-budget.

- Celio Apartment Renovation [SEISMIC DESIGN]
- Historic Vista St. Claire [SEISMIC DESIGN]
- Oregon Convention Center
- UO Knight Library Special Collections Section Renovation
- High Street Renovation and Addition

Joshua Checkis, PE, LEED GA
GLUMAC MECHANICAL PROJECT MANAGER

As project manager, Joshua will be responsible for scheduling and managing the project’s milestones. He will see that major components of the project are on track and completed, and act as liaison between the MEP team, Architect and Owner. He will also be involved in planning, designing, scheduling, and evaluating of mechanical systems and the system selection process.

- Eastside Health and Recovery Center
- Celio Apartment Renovation [SEISMIC DESIGN]
- Historic Vista St. Claire [SEISMIC DESIGN]
- Oregon Convention Center
- Hassalo on Eighth

Darren Phillips
GLUMAC DESIGNER

Darren will be acting as Plumbing designer, he will design the plumbing systems, review all plumbing reports, sketches and drawings and provide input at design team meetings when necessary.

- Publix Hotel Building Renovation
- Block 48
- Celio Apartment Renovation [SEISMIC DESIGN]
- Historic Vista St. Claire [SEISMIC DESIGN]
- Hassalo on Eighth
Team Project Experience

RELEVANT PROJECTS COMPLETED IN THE LAST FIVE YEARS

Bronaugh Apartments Renovation and Seismic Upgrade

KPFF provided structural engineering design services for the historic renovation and seismic upgrade of the Bronaugh Apartments. Centrally located in downtown Portland, the building offers HUD subsidized affordable housing units to seniors. Originally built in 1905, the Bronaugh is listed on the historic registry and is one of the oldest remaining apartment buildings in Portland.

Renovation of the four story, unreinforced masonry building required maintaining the exterior facades without visible alteration or damage. The interiors were gutted and a full seismic upgrade was done along with complete renovation. Residents were relocated for 11 months and then moved back in.

This project received a DeMuro Award for Historic Preservation Restore Oregon, 2016.

TEAM MEMBER
KPFF

LOCATION
Portland, OR

COST
$14.5 million

SIZE
10,020 SF

CONSTRUCTION TYPE
URM

TIME FRAME
2013 - 2016

Home Forward, Williams Plaza Renovation

Williams Plaza is an existing 9-story building, including 101 affordable apartments, located in the Historic Alphabet District of Portland. We worked closely with the Client & General Contractor to facilitate resident open house sessions to develop the building program and unit upgrades. The proposed ground floor renovation scope includes a fresh look at programming and a complete interior renovation. The upper residential floor corridors will receive all new finishes, ceilings, lights, doors and hardware. The entire roof will be replaced and the apartments will be updated to enhance quality of life for residents.

There will also be significant site design, including a complete update to the existing parking lot, a new community garden, and a new decorative stormwater management rain garden. The building systems will also receive significant upgrades, including the relocation of the existing generator from the roof to ground level, the replacement of the domestic water system, fire sprinkler system upgrades, and a security system overhaul.

TEAM MEMBER
SALAZAR

LOCATION
Portland, OR

COST
$6 million

SIZE
9 stories
101 apartments

CONSTRUCTION TYPE
TYPE I

TIME FRAME
2017 - PRESENT
American Brush Building

The historic renovation and preservation of the American Brush Building transformed this 1907 candy factory to an innovative space. The building received all new components to ensure safety and accessibility were updated to exceed compliance, including: seismic upgrades, a newly updated core and shell, and accessibility upgrades.

Urban Development Partners purchased this four-story, turn-of-the-century brick building in the winter of 2012 and completed the renovations early in 2013.

TEAM MEMBER
Lorentz Bruun Construction

KEY PROGRAMMING
ADA
Masonry
Historic Landmarks Compliance
Historic Renovation
Seismic Strengthening
Window Repair
New Elevator

TIME FRAME
2012 - 2013

LOCATION
Portland, OR

COST
$1.2 million

SIZE
19,400 SF

CONSTRUCTION TYPE
Historic Renovation
Pacific Tower Rehabilitation

Pacific Tower, formerly the US Marine Hospital, is a landmarked facility completed in 1932 and now owned by the City of Seattle. In 2013 the State of Washington Department of Commerce entered into a long-term lease for the bulk of the building totaling 205,000 gsf, with the allied health programs of Seattle Central College as its anchor tenant. The remaining space is occupied by non-profit organizations focused on healthcare delivery and energy efficiency.

Work included envelope restoration, interior renovations, seismic strengthening, and systems improvements. The City of Seattle required that the building be brought up to current code. A key element of the work was development of ADA paths of travel from an adjacent parking garage into the building without disruption of the historic character of both building and site. This, and the envelope improvements, required close coordination with the local Landmarks Preservation Board.

TEAM MEMBER
PMA

KEY PROGRAMMING
IDP
ADA
Masonry, Stone, Terra cotta
Historic Landmarks Compliance
Historic Renovation
Seismic Strengthening
700+ Window Repair
Exterior Envelope Repair
National Register Listed Building

TIME FRAME
2013 - 2016

LOCATION
Seattle, WA

COST
$54 million

SIZE
259,703 SF

CONSTRUCTION TYPE
Type II / Historic Renovation