



# Event Center Project Newsletter

January 2019

Vol. 5

## New Year, What's next....

by Washington County Project Manager, Geoffrey Kavulya

Welcome to 2019!

The project team has made major strides in early work. Early work includes, but is not limited to, earthwork and excavation, fine grading, utility installations, curbing, and walkway installations.

On the building superstructure front, we have received sub-bids for critical path scopes of work; for example: structural steel, mass timber (structural, panels and glulams), and cast-in-place concrete among others. The proposals were based on 95% structural drawings dated 10/31/2018, and addendum 1 dated 12/04/2018. Moreover, the project team has carried out a detailed analysis for completeness and price leveling, and invited the most qualified and responsive sub-bidders for further interviews. Selections have been made based on several factors, such as complete and competitive cost package, relevant certifications, and a thorough understanding of the construction documents (drawings and specs), logistics, safety etc., to maximize efficiency and constructability. In the next couple of months, the project team will be ramping up to onboard the non-critical path subs. On the permitting front, review by the jurisdiction having authority is progressing well.

The project team has evaluated key elements of the guaranteed maximum price (GMP) and schedule of values for accuracy and consistency. We are tracking to wrap up GMP negotiations by mid-January, 2019, and soon after tee it up for Board of Commissioners' approval.

We are tracking to hit substantial completion by spring of 2020.



## In this issue...

### Spotlight on...

### Project Schedule

### Project Updates

### Contact Information

## Project Scope:

Build a state of the art Event facility at the Washington County Fair Complex that includes approximately 40,000 square feet of exposition space and a 14,000 sf, state-of-the-art, conference center, complete with commercial kitchen, concessions and offices.



## Project News:

By John Ciepiela  
Project Manager, Swinerton Builders

It's an exciting new year at the Washington County Fairgrounds! Last month the project team reflected on how far this project has come in the last 30 years, and all the stakeholders involved in its growth. It's truly humbling to be able to carry on the torch! Design is currently within its final permitting process and the collaboration between Washington County, the City of Hillsboro, and LRS Architects and their consultants seems unwavering. The design team has also done a great job thus far incorporating value input from Swinerton and potential subcontractors into the project design. The project team is hoping for our building permit by the end of January.

Over the next couple months, the Swinerton team has the task of getting over twenty subcontractors under contract and involved in procurement and planning. Interest in the project was almost overwhelming, and we are excited to bring on high quality subcontractors based here in the Pacific Northwest. The Swinerton team and subcontractors will also be detailing out the project's 3D model. This model ensures the "fit and finish" and geometric interactions between the building systems!

In the field, Coffman Excavation will continue with utility infrastructure on the site and digging footings at the end of the month. R2M2 has begun detailing and will be delivering concrete reinforcement for project foundations starting in February. Critical subcontractors and trade partners will continue to be interviewed and awarded various scopes of work. Their early input and support will be crucial to a good start! Their first activities will be providing utility and fire safety infrastructure to the building footprint as the building foundations get under way. As foundations progress, LRS will continue to support the construction team by review of the building structural, mechanical, electrical, fire and life safety, telecom, and finishes to ensure that the construction team stays true to architectural intent.

Happy New Year from the Washington County Event Center project team!



3D Modeling ensures "Fit and Finish"



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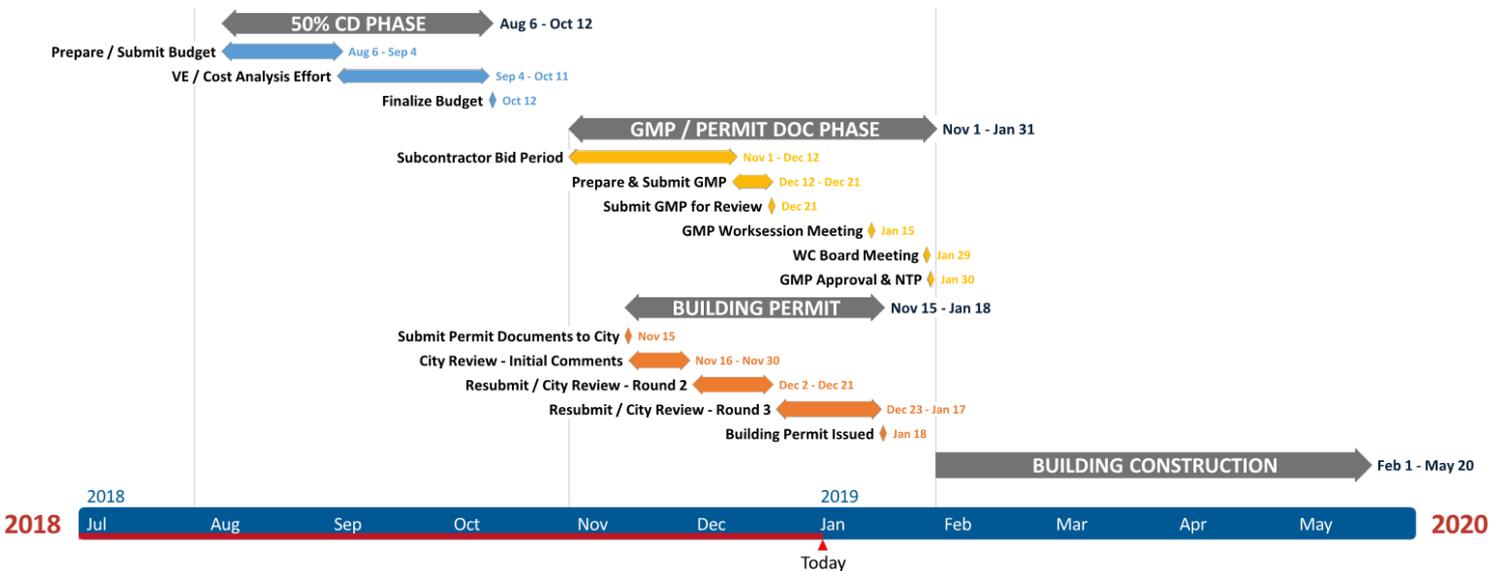
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Archive Issues:

[www.co.washington.or.us/Fair/washington-county-event-center.cfm](http://www.co.washington.or.us/Fair/washington-county-event-center.cfm)

## Project Schedule



Watch the project:

<https://app.oxblue.com/open/washingtonco/eventcenter>

