



Port of Vancouver USA- Admin. Building Additions

Project Summary:

Architect/Role: David Commeree, Partner-in-Charge
Client: Port of Vancouver
Address: 3101 Lower River Road, Vancouver, WA 98660
Project Type: Offices/ Hearing Room/ File and Storage Rooms/ Lunch Room
Construction Cost: Not Disclosed
Project Area: Approx. 3,730 square feet (addition/ renovation)
General Contractor: Larry O Collins Construction

Services Provided:

- Programming/ Needs Assessment
- Full Range of Architectural Design
- Building Permit Submittal & Approval
- Bidding and Negotiation Services
- Construction Administration



Commission Hearing Room



Staff Entry

Business situation

Over time, the Port of Vancouver has been expanding its administrative services and they needed larger public meeting spaces and office areas to more efficiently serve tenants and the public. The project required consideration to minimize the negative impacts to the on-going operations at the Port of Vancouver.

Technical situation/ Project Challenges

The need to renovate and expand while minimizing disruption to ongoing operations was critical. The traditional delivery method of Design, Bid, Build was mandated, as well as limited budgets for each project. In order to accommodate both factors, the decision was made to complete the projects separately. The need for detailed documents on both projects was imperative to minimize potential cost over-run risks associated with public bid projects, and to provide a basis for obtaining quality bids from prospective contractors. Another key element impacting the project was the directive that the exterior design was to complement the existing building architecture.



Solution

The projects were designed and constructed in separate budget years and construction cycles. The two design solutions provided for the initial renovation of the Commissioners Hearing Room to seat 72 people and a later separate project to add administrative offices and secured (and fire rated) file/storage spaces. The office design created an internal courtyard so all the offices would obtain natural light and views to landscaped areas. Both projects were designed to complement the original building architecture and building materials, while incorporating up-to-date lighting and mechanical systems technologies. Thorough documentation of the existing facilities was undertaken by not only the architect team, but the consulting engineers as well, as requested by the Port of Vancouver.



The Port's facilities department provided assistance and input while gathering existing information and during the development of the construction/bid documents to provide direction and approvals as the project moved forward.



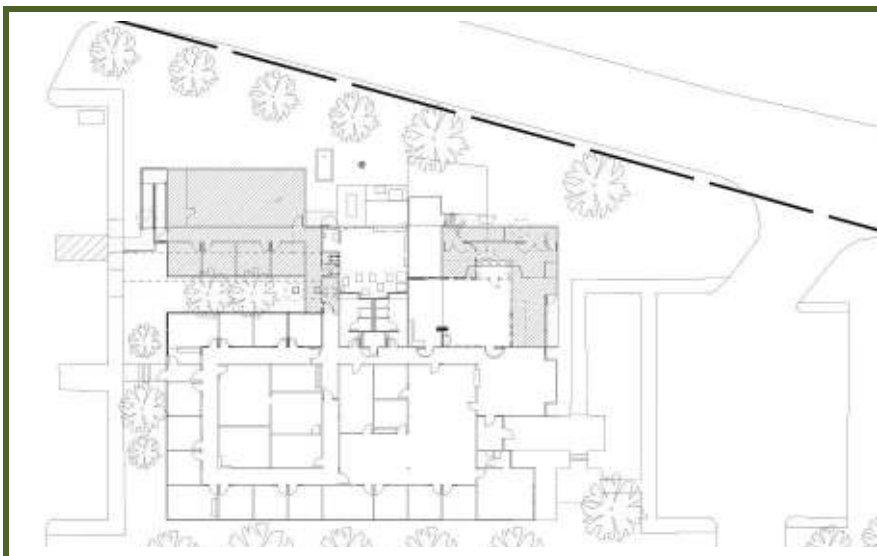
Office and File Storage Area



Commission Hearing Room

Benefits

The benefits of the detailed documents were well founded. As a result, change orders were minimal, evolving from Owner requested modifications and unforeseen/uncovered items during construction. Constructing the projects separately allowed the Port's personnel to be involved while minimizing disruptions and negative impacts. Both projects were completed on time and within the authorized budget.



Administration Building Site Plan