September 20, 2000

Barbara Horton Linn, Project Manager
Portland State University
617 SW Montgomery
Second Floor
Portland, OR  97201

Project:  Seismic Study for Portland State University Smith Memorial Center

Dear Barbara:

In May of this year Mahlum Architects began a feasibility study for a combined Health Center and CAPS facility at PSU. One of the implications of the initial study was that significant seismic upgrades would be necessary if the Health/CAPS facility were to be located at the Smith Center. It was determined that more in-depth investigation of seismic upgrade implications was necessary. The following document represents the findings of this investigation, completed by Mahlum Architects, KPFF Structural Engineers, and Lease Crutcher Lewis Constructibility Consultants.

Our analysis explored three possible seismic upgrade alternatives for the Smith Center, and the cost and scheduling impacts of each. The three alternatives include the following: the addition of shear walls throughout the building (Option 1), the addition of viscous dampers throughout the building (Option 2), and demolition and replacement of the northeast quadrant of the building (Option 3). The Seismic Alternatives Matrix provides a brief description of each option, and compares construction cost, duration/phasing, disruption, and other issues. Plan diagrams for each alternative describe affected areas on each floor of the Smith Center.

Comparison of the three alternatives by PSU and the project team yielded a consensus that Option 2 -Viscous Dampers was the best option; in terms of cost, schedule and impact on building occupants. The estimated construction cost is $2.04 million, assuming constructing would begin in the summer of 2001. Duration of the project is approximately 11 months, in order to best accommodate the needs and schedules of Smith Center occupants and users. The work is divided into six phases, beginning in June 2001 and ending in the summer of 2002.

Next steps for this project include the following:

- KPFF will contract with PSU directly and do a detailed seismic design for Option 2 -Viscous Dampers.

- PSU will confirm existing capacity with 5th floor fully developed to the following occupancy load: 181 occupants for Health/CAPS area; 215 occupants for the 4,300 square feet of proposed shell space in northeast quadrant (assuming classroom use).

- PSU will pursue an architectural design for the 5th floor in November.
It has been a pleasure working with you, the Health Center/CAPS Planning Committee and the staff at PSU in the development of this project. I look forward to our continued participation in the future of PSU.

Sincerely,

Diane Shiner
Principal

DCS

Encl: Seismic Study

Project No. 2000217.10