

1-1-2004

Pioneer Courthouse Square

Portland (Or.). City Council

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PIONEER COURTHOUSE SQUARE

In the summer of 1980, the late Will Martin, then architect with the firm of Martin/Soderstrom/Matteson, won the National Design Competition for Pioneer Courthouse Square. The design for the Square embodied many urban and architectural design features which lead to its selection.

Construction of the Square was completed in the spring of 1984. At the dedication ceremony, Will called Pioneer Courthouse Square "Portland's Downtown Living Room." There are many design features which not only enhance the Square as a place to come, relax, or see an event but, also, which support Portland's streets and transit system.

- . Light rail transit stops are incorporated on Yamhill and Morrison Streets.
- . The Square can be entered from all four surrounding sidewalks.
- . The circular stramp (stair/ramp) provides handicapped access from the upper Square to the lower Square.
- . Seating for events, or just relaxing, is provided with benches along Broadway, seating walls along Fifth Avenue, the small amphitheater, and the circular stair on either side of the stramp.
- . A permanent restaurant is located at Broadway and Morrison.
- . The lower Square is used for large performances and a speaker's podium is located over the water cascade.
- . Trimet ticket office is located on the lower level of the Square, accessed via the arch opening below the water cascade.

In addition to Pioneer Courthouse Square's urban design features, it also contains many interesting architectural elements.

- . Over 50,000 brick pavers with names imprinted on them pave the lower plaza. These bricks were part of a public funding campaign to raise money for construction of the Square.
- . Bronze plaques denote particular architectural elements for which money was donated specifically for their construction.
- . The octagonal tile placed in the floor of the Pavilion Restaurant is the original tile taken from the lobby of the Portland Hotel which once stood on the site now occupied by Pioneer Courthouse Square.
- . One of the original wrought iron entry gates from the Portland Hotel sits atop the seating wall along Fifth Avenue.
- . The Square's building materials, brick, bronze, and terracotta, were selected for their durability and longevity.
- . The water cascade and the pergola water trough bring the sound and delight of water to the Square.
- . Plant and animal reliefs adorn the Square's columns: the yellow rose and the ladybug on the stoa columns, and snail shell and sunflower on the pergola columns.
- . Bronze tile depicting the history of Portland and the region, were designed and constructed by Gail Martin, Will Martin's wife.
- . An inlaid glazed tile map of the Square covers the floor of the speaker's podium.
- . A fallen stoa column along Morrison Street.

Explore, relax, and enjoy "Portland's Living Room"!

August 6, 1980

Council Meeting:

Comm. Ivancie proposes to turn down federal money and build what the city needs, without having federal restrictions on use. Bill Roberts (APP) will support a covered scheme for fundraising, however would not guarantee the needed money. When asked directly by Commissioner Schwab, Comm. Ivancie said he would work a deal with the feds to give the money back without having to make a land swap. Council vote turned down Ivancie's proposal.

August 13, 1980

PDC Meeting (organization meeting) items discussed:

- Fund raising meeting at Mayor's office with BOMA and Stan Goodell.
- Problem as to who and how fund raising will be run.
- Discussed early demolition and interim use.
- Promotional presentation.
- Try to make interim use by Art Quake.
- Present scheme to each merchant around square.
- Architect to look at interim use, possibly partial demolition.
- PDC plan to support fund raising, promotional and some money for interim use

August 21, 1980

PDC (organizational meeting) items discussed:

- Total demolition would negate interim use during good weather and fall months.
- Partial demolition will mean more money.
- Proposed painting the square instead of demolition including potted trees at their locations and 2 tents to represent pavilions.
- Mike Cook asks Architect to define scope of work and make fee proposal.

August 22, 1980

PDC (organizational meeting)

- It will take \$100 - 200,000 for fund raising and events.
- Architect will do sketch on painting the square.
- Architect to provide outline of items to be donated. PDC has budgeted \$50,000 for interim use related items i.e. painting the square.
- Mike Cook wants proposal from Architect on fee and product on the various phases of work, street right of way not in main contract.

August 25, 1980

Meeting with Bob Packard (ZGF) on LRT station planning.

August 25, 1980

First fee breakdown by M. Bevens and J. Matteson.

August 27, 1980 Meeting on Street improvements, Architect asked to breakdown improvements into phasing for grant proposal, also must determine street profile at interface with square.

August 29, 1980 (PDC organizational meeting) Items discussed:
 -Present implementation plan to council Sept. 3rd.
 -PDC to hire fund raiser in a week (hiring delayed)
 -Will Martin presents initial slide presentation.
 -Will Martin to do activity sketches.
 -Fund raising kick off scheduled Oct. 1st. Mayor McCready will lead event.

Sept. Don Statsny reviews initial contract fee proposal.

Sept. 5, 1980 PDC (organizational meeting)
 -Non profit fund raising organization will be set up for fund raising. 10-15 key people on Steering Committee.
 -Sept. 28-29 ideal time to paint square.
 -Commissioner Ivancie has to continue visible opposition.
 -Commissioner Ivancie puts freeze on interim use money. Square must be painted through donated time and funds. Architect must maintain low profile.
 -Council adopted implementation plan brief.

Sept. 5, 1980 Don Stastny review first fee quotation.
 \$498,000 curb to curb for square.
 \$55,000 for street improvements.
 Don Stastny recommends include total breakdown plus promotional fee.

Sept. 8, 1980 Don Stastny review of second fee quotation.
 \$534,000 curb to curb for the square.
 \$55,000 for street improvements.
 Recommends to separate out theater and exhibition through design development. Both Don Stastny and Mike Cook say to start with strong fee proposals.

Sept. 9, 1980 Technical advisory committee meeting, Will Martin presents slides with presentation of the square. Bureaus asked to respond in writing by Sept. 15.

Sept. 10, 1980 Meeting with Jury, Will Martin presents slide presentation. Jury members comment on their views regarding the square and their initial recommendations.

Sept. 11, 1980 Will Martin presents slide show to fund raising Steering Committee in Mayor McCready's conference room.

Sept. 12, 1980 Office meeting on painting the square to those people interested in donating money and labor.

Sept. 15, 1980 Third fee breakdown completed with theater of exhibition separated out through DD only.
 \$454,000 curb to curb for program, concept design, DD, CD, CA.
 \$26,000 theater and exhibition through DD.
 \$55,000 street improvement through DD.
 Don Stastny reviews and ends his involvement. Says we are ready to deal with Mike Cook directly.
 Proposal sent to Cook on 17th.

Sept. 18, 1980 Received signed contract from PDC for interim services and technical assistance. Contract amount \$5,000.00

Sept. Commissioner Ivancie's position (Mike Cook phone call) is that he will be neutral, neither for or against the square.

Sept. 22-26, 1980 Cook response to fee breakdown:
 -Initial phase should be defined better (We say until we have more information this is as accurate a fee quote that we can do.)
 -Too much money, may have to go with phased contract.

Sept. 26, 1980 Oct. 1st fund raising event canceled - Mayor McCready cancels Oct. 1st fund raising kick off. Chief aid, Nancy Schowalter resigns or is fired. No reason given for cancelation. Fund raising kick off now set for mid November.

Sept. 27, 1980 M/S/M paints the square, and pays for all materials, and donates labor, due to withdrawal of direct support from PDC (Ivancie has put a freeze on all interim use money).

October 2, 1980 Meeting with Mike Cook over fee quotation.
 -Cook thinks percentage is too high, can't justify with similar projects.
 -We say there are no similar projects to this one and that percentage basis is not valid. We stick by our man hour break down as the only true and accurate basis on which to base a fee.

October 7, 1980

Will Martin presents slide show to APP aside from specific questions, major concern is over who will manage and maintain the square and where this money will come from. Talk about setting up a non-profit organization to manage and run square in conjunction with Bureau of Parks.

Vote to take a wait and see attitude upon further refinement of the scheme.

October 8, 1980

1st contract received from PDC.

\$232,000 basic fee as compared to our \$454,000.

-PDC time schedule totally unacceptable involving reviews up to 45 days.

-M/S/M still wants to meet July start of construction, expresses concern over delays in contract negotiation that will effect momentum of fund raising program, and possibly inflate construction costs. Mike Cook states to the effect that the time schedule is still flexible and can be changed or extended.

-Discussion on contract: Mike Cook wants M/S/M to define work in initial phases i.e.: programming of conceptual design, as well as those services and work items that can be pulled out of main contract.

-Also outline programming phase.

Mid October

Rober Holmes resigns as PDC Director

October 13, 1980

Contract meeting with Mike Cook.

-Review time schedule on contract.

-M/S/M had compared implementation, PDC and M/S/M schedule, all three have construction starting on or about July '81, however, PDC schedule has decreased CD phase from 5 to 3 months, and has 75 days of review time added. This is totally unacceptable. More time needed for work and less for review. Mike Cook says he will revise time schedule.

-Discuss ways of defining contract. Develop new contract overall fee on blackboard for Cook, have eliminated those items not essential to the square.

-Mike Cook still not able to agree to fee, now he thinks contract should be broken into phases program, T & M max. and concept phase. T & M max, and then negotiate for remainder of contract, (this is contrary to earlier discussions).

-Fee at this time approximately \$316,000, with no theater exhibition, street improvements, demo coordination, sidewalk design, etc.

October 17, 1980 Contract meeting with Cook.

-Present programming phase outline to Cook - Cook now concerned about program phase, feels that it may have to be cut back, that APP and BOMA will not be interested in involvement. Architect would like involvement of APP and BOMA if at all possible.

October 20, 1980 Contract meeting with Cook.

-Now Cook feels fee can be based on 10% of construction cost with program and SD extra.

October 22, 1980 Will Martin presents slide presentation to BOMA. Cook meets to discuss contract now states percentage of fee does not make difference and that PDC wants fee to look responsible.

October 27, 1980 Receive 2nd draft contract, overall fee looks good based on:

\$ 20,000 for program
 \$ 60,000 for SD
 \$319,000 for basic service

 \$399,000 total

M/S/M makes comment on scheduling and language regarding draft contract and is ready to sign.
 Schedule now has construction start in October '81. M/S/M concerned about effect of inflation and would like to reduce schedule where ever possible, suggests over lapping of phases and reduction in some if necessary.

November 11, 1980 Receive 3rd contract draft, PDC has now decided to do the program phase differently, now program and concept design have been combined and combined total has been reduced by \$20,000.

\$ 60,000 program & CD
 \$319,000 for basic services

 \$379,000

Discussion on reduction in programming and SD phase- M/S/M prepares man hour breakdown for this phase, now that it has been clarified as to what is required (Design program has now been included as part of contract and clarifies work needed).

November 17, 1980 Received contract No. 4, met with Mike Cook. Contract amount has now been reduced to \$290,000 for all services, this now represents a \$100,000 reduction from where we were on previous two contracts. Fee totally unacceptable to M/S/M and we can't understand why there has been such a drastic reduction. Cook says he was unable to convince his superiors, and that they aren't concerned about percentage of fee, but looking responsible (if this be the case the previous two contracts were either irresponsible or a smoke screen delaying action now that Ivancie will be taking office in 10 days). We reviewed man hour breakdown for program and SD with Mike Cook. This breakdown verified our previous fee quote and the unjustifiable fee reduction in contract No. 4. We feel and Cook agrees that it is time to talk with Norville and Dullely.

November 24, 1980 Meeting at PDC with Cook, Norville and Dullely, Will Martin, John Matteson, and Marc Bevens present. Overall meeting good, they express concerns about amount percentage of fee and want to know why. We respond uniqueness of the project, man hours and not percentage is what fee should be based on. Also we state that the first phase of work which is most defined the verifies our position about fee, and that unless we can define the remainder of the project we can not change our position. Norville and Dullely seem satisfied with our position and feel we can reach terms. Contract has been OK'd in concept by PDC and all Norville will have to do is inform each commissioner of contract amount.

November 26, 1980 Receive Contract No. 5 overall fee and contract language acceptable. Contract amount \$365,000 for all services. Commissioner Ivancie to take office in two days and shortly thereafter sets new policy that all contracts are to be reviewed by the Mayor.

December 3, 1980 Fund raising kick off scheduled for Dec. 12th has been cancelled. Reason given was the Contract had not yet been signed and that the fund raisers wanted to get some idea of what the square looks like. It should be noted that the ties between the fund raisers and APP became more apparent with mounting opposition to the project by APP and the Mayor's office.

December 8, 1980 Contract No. 5 sent to Mayor's office for review.

December 8, 1980 Phone conversation with Mike Cook regarding meeting with Mayor Ivancie and Bill Roberts. Does not think the contract will be signed at this time and that the contract may now have to be on a phase approach.

December 10, 1980 Phone conversation regarding Monday meeting at Mayor's office:
Bill Roberts would like to meet with the Architect to discuss the current status and future direction of the project.

December 11, 1980 Bill Roberts meets with Mike Cook and Will Martin.
Discussion centered on two alternative approaches to the square. The first involving a conservatory type structure or at least a design that would incorporate a revenue producing activity. The second scheme would be a simple open space version to correspond with the funds available. Bill Roberts asked if we would be willing to stay on the project to study both approaches. Will Martin stated if we could get an interim contract, in that we have no contract at this time though we have come to terms with PDC, we would want to be involved in future design studies. We will send Bill Roberts a fee quote for completing the above design studies.

December 20, 1980 Interim contract signed by Architect sent to PDC for review and signature. Services to include the re-evaluation of approved design concept to provide a basic quality plaza, one which would allow additions of special features through private fund raising efforts. Maximum budget for design, construction, and demolition, \$1,755,000. Contract fee for basic and additional services \$20,000.

December 31, 1980 Phone conversation with Mike Cook.
Bill Roberts has now decided to stop proposed interim design study on the Square. He now thinks he can secure private funds to build a conservatory or major structure. Bill Roberts plans to be out of town for two months and we are to await further instruction upon his return.

January 7, 1981 Phone conversation with Mike Cook regarding work to date:
PDC was invoiced for \$16,604.50 covering architectural services from July 16 to Dec. 16, 1980. Of this billing \$1,700 has been paid, \$3,000 to \$3,800 will have to wait for Commission approval in Feb. \$1,407 for initial council meetings not approved. Doug Macy's portion of the billing will probably be paid separately. The original \$5,000 billing can be paid now. Also, now that insurance has run out on the model they are thinking of returning it to M/S/M.