



# Event Center Project Newsletter

March 2019

Vol. 7

## Six Months After Groundbreaking

by Washington County Project Manager, Geoffrey Kavulya

Six months after groundbreaking, we have made significant progress as we strive to meet Spring 2020 substantial completion. Working collaboratively with the City of Hillsboro, we are in receipt of all the major permits, including structural, mechanical, electrical, and plumbing. On the administrative front, the Washington County Board of Commissioners approved and authorized the project team to proceed with a Guaranteed Maximum Price (GMP) contract amendment with Swinerton Builders. We can report that an executed contract with Swinerton Builders is in place, effective 02/26/2019.

It is noteworthy to mention that at least 80% of the sub-contractors have received a Notice to Proceed (NTP), in accordance with the schedule of procurement, for execution of contracts. Coffman Excavators, our first sub-contractor on the project, is busy excavating for foundations in areas A and B (see image on page 3). Moreover, the project is employing Building Information Modeling (BIM) to facilitate coordination of various building systems. It is imperative to run clash detection in order to identify, inspect, and report on potential interferences (clashes) in a 3D model, before implementing various building systems. Clash detection not only helps provide a “sanity check” for the completed design work, but also affords an ongoing audit check of the project as needed.

continued on page 3



Groundbreaking September 2018



Site Work March 2019

### In this issue...

#### Spotlight on...

#### Project Schedule

#### Project Updates

#### Contact Information

## Project News:

By John Ciepiela  
Project Manager, Swinerton Builders

March is an exciting month for the team here at The Washington County Event Center. The Washington County Board of Commissioners gave Swinerton and our subcontractor partners full approval for the project budget, with a timely contract execution a week later! Since the project began for Swinerton, LRS Architects and our counterparts at Washington County have provided great support. In six months we have seen design progress from Design Development through Final Design and permitting, completed three rounds of budgeting efforts, and completed the majority of the site earthwork in a wonderfully dry fall weather window.

Like most things in life, a solid foundation is the first step for any successful endeavor, which is exactly what we plan to accomplish in March and April! Coffman started digging foundations at the end of February, and Whitaker Ellis has our first concrete pours scheduled for early March. R2M2 has done a great job meeting our schedule for delivery and installation of concrete reinforcing steel. Our electrical, mechanical, and plumbing subcontractors are installing building utility infrastructure as we continue with the concrete foundations. Coffman will also be making upgrades to the external utility infrastructure along 34th Ave and Veteran's Drive. The Swinerton team will be contracting the majority of subcontractors this March, as well as continuing with our 3D model coordination.



Thank you to all those involved who have made this such a smooth project thus far. Let's all hope for beautiful spring weather!"

*-Foundation work at the site February 28, 2019*

## Whitaker/Ellis- Mitch Herring:

By John Ciepiela  
Project Manager, Swinerton Builders

Mitch Herring is a site superintendent with our concrete subcontractor Whitaker/Ellis, responsible for the successful execution of concrete operations on the Washington County Event Center. He has over 40 years of experience in the construction industry. This includes framing, finishing, and structural concrete, which he has enjoyed with Whitaker/Ellis the last 18 years.

Mitch feels fortunate to be a part of the construction industry and hopes to continue the journey for several years to come. What keeps him excited about his work is the people he works with and the opportunity to assist them in their own journey. Swinerton is fortunate to have such an qualified mentor around the young tradesmen of the project.

Mitch enjoys spending time on the family farm and has a passion for fishing when he is away from work, but most of all he looks forward to spending time with his wife and family.



Mitch Herring, Site Superintendent  
Whitaker/Ellis

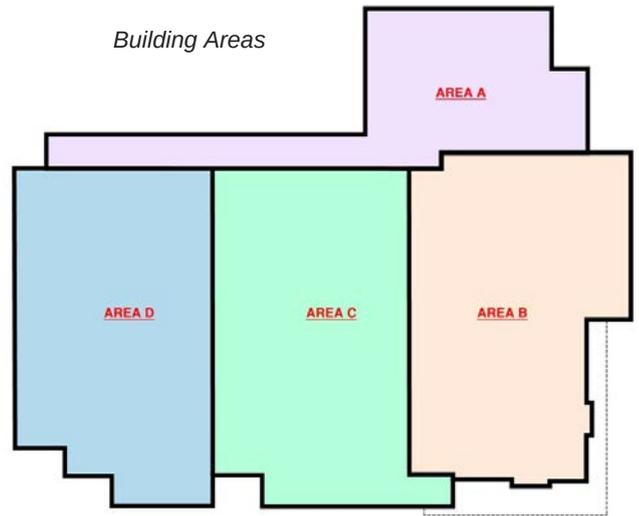
# Spotlight on...



continued from page 1:

## Six Months After Groundbreaking

We are pleased to announce that Event Center leadership meetings will commence in April. The goal is to have leadership meetings every 6 weeks in order to bring county leadership up to speed with project progress, discuss any issues, and carry out a site walk. Moreover, in the spirit of collaborative and participatory



stakeholders' engagement, quarterly meetings and site walks to showcase project progress are scheduled to begin in May 2019 with the of City of Hillsboro and Washington County Visitors Association.

We are always grateful for all the support the project continues to receive from the County Administrative Office. Last but not least, we are indebted to all the folks from Facilities and Parks Services, Fair Complex, Purchasing, County Counsel, and Finance, who have with great care and perseverance, kept various aspects of the project on a forward course.

-Foundation work at the site March 6, 2019

## Washington County - Nancy Karnas:

By Washington County Project Manager, Geoffrey Kavulya

Nancy Karnas is Washington County's Project Assistant for the Event Center and has been embedded in the project since the early days of project advisory committee discovery process, concept development, and planned unit development. Nancy's experience spans over nine years of proven experience as an administrative assistant, as well as knowledge of office management systems and procedures across multiple departments from Fair Complex, Health and Human Services, and Facilities and Parks Services. Nancy has strong organizational skills and the ability to multi-task, as demonstrated by her dedication and support she continues to provide across multiple capital projects, including but not limited to Washington County Event Center and Public Safety Training Center, while running other duties required of her position. Nancy's experience cuts across multiple functional areas - for example, capital project administration, information and technology services liaison, and public outreach, just to mention a few.



Nancy has been part of the broader public outreach effort to ensure a consistent and open communication about the project, as well as foster participatory community engagement. Additionally, she has participated in numerous community events focused on educating the public on and creating awareness about the Washington County Event Center.

Nancy was born in Seattle, but moved to Washington County at a very young age and is proud to have the opportunity to contribute to this landmark project in the community. When she is not serving the residents of Washington County, Nancy loves to test the will power of manmade machines, i.e. her beloved FJ Cruiser "Franny", by putting it through the rigors of off-roading.

-Nancy Karnas in her spare time on the sand dunes of the Oregon Coast.



## Contact us:

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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>