

Portland Business Journal - December 17, 2007

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## PORTLAND BUSINESS JOURNAL

Friday, December 14, 2007

# Hospital, condo projects nab construction honors

Portland Business Journal

A hospital expansion and a condominium project that became an apartment project were Oregon's best construction projects of 2007, according to Northwest Construction magazine.

The magazine details its 2007 winners in its December edition.

Top honors were shared by Providence Health System and developers of The Wyatt residential project in the Pearl District.

Providence and its contractor, Andersen Construction, were honored for the \$34 million St. Vincent East Tower expansion project, designed by Zimmer Gunsul Frasca Partnership and engineered by KPFF.

The Wyatt, developed by Robert Ball, is a 244-unit residential project originally designed as a condominium project. When that failed, it was retooled as an apartment building. Partners include Andersen Construction and Fletcher Farr Ayotte architects.

Other winners were:

- Widmer Brothers Brewery and its contractor LGC Pence Construction LLC won honors for Oregon's best industrial project for a 66,000-square-foot renovation and expansion project in Portland. The architect is Mark Garvey.
- The University of Oregon's Living Learning Center, designed by Zimmer Gunsul Frasca Partnership, won best architectural project. The center mixes both residential and classroom space. John Hyland Construction Inc. of Eugene was the general contractor.
- Hewlett-Packard's \$10.8 million seismic upgrade to its 200,000-square-foot manufacturing facility in Corvallis was the magazine's best mechanical project. IDC of Portland was the architect. Andersen Construction was the general contractor.
- Best landscaping honors went to the new La Grande campus of Oregon Dental Services, developed in partnership with the city of La Grande. Otak Inc. of Lake Oswego was the engineer. Perlo McCormack Pacific was the general contractor.
- The Interstate 84 Pleasant Valley interchange, constructed by Wildish Standard Paving Co. of Eugene was the year's best transportation project. The complex project replaced two old spans with new ones. The section crosses local county roads, a Union Pacific Railroad line and Alder Creek. The Oregon Department of Transportation is the owner.

### **Behind schedule**

First, a study on sub-clusters within Oregon's bioscience industry was supposed to be unveiled in September, at the annual Oregon Bioscience Association meeting. Then it was supposed to be presented at a bioscience cluster discussion at last week's Oregon Leadership Conference.

Still, no study.

Drafts of the study, conducted by Alta BioMedical Group, were released in early November but have since been delayed because the sponsoring committee has yet to give final feedback needed for final revisions, insiders say.

The study was commissioned by the Oregon Economic and Community Development Department, the Portland Development Commission, Oregon Health & Science University and the Oregon Bioscience Association.

Sticking points in the study have centered around the content and wording of its final recommendations, and the desire for the study to be easily understandable to the general public.

The study was commissioned to identify sub-clusters within the bioscience industry and evaluate how well companies communicated with one another. It also aimed to identify industry growth, and to give more information that could be used for recruiting new companies to the area.

Don't look for the report before the holidays, people close to the study said.

### **County secures site for Justice Center**

Multnomah County officials expect to break ground on the much anticipated East County Justice Center in 2008 after securing a 3.66-acre site in the 18400 block of Southeast Stark Street in Rockwood.

The county purchased the site, along with four structures, last month. The new facility will displace a Taco Bell, a KFC restaurant, a laundromat and a vacant bowling alley.

The facility will contain courtrooms, district attorney's offices, sheriff's office space and the Gresham Police Department, and will answer a state mandate for court operations within the city of Gresham.

The county is continuing negotiations with adjacent property owners to acquire the full 4 acres needed for the complex. The structure is estimated at \$14.3 million, which will be paid for by selling surplus county property.

### **Weston Investment acquires**

### **Hollywood's distribution center**

Weston Investment Co. has acquired the Parkway Industrial building, home to Hollywood Entertainment's distribution and return center in Wilsonville.

The Portland-based investment company, owned by investor-philanthropist Joseph Weston, paid \$11.3 million for the 176,634-square-foot facility. The price translates to \$64 per square foot.

Hollywood Entertainment is a subsidiary of Dothan, Ala.-based Movie Gallery Inc., which has filed to reorganize under U.S. bankruptcy codes. As part of the reorganization, the chain is closing more than 500 locations, including a Hollywood store in Gresham. The Wilsonville distribution center is not targeted for closure.

Through his company, Weston Investments, Weston has acquired a vast portfolio of income-producing real estate. He intends to distribute most of his holdings to the Joseph E. Weston Public Foundation, created through the Oregon Community Foundation. To date, Weston has conveyed nearly 100 properties to the foundation, with proceeds from income or their sale supporting charitable causes.

**Chris Johnson, MaryKay West and Ken Boyko of NAI Norris Beggs & Simpson represented the Washington, D.C.-based seller, PNC Realty Investors Inc. Weston Investment Co. represented itself.**

-- *Contributed by Robin J. Moody and Wendy Culverwell.*

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