



Wingspan Event and Conference Center

Project Newsletter

September 2020

Final Vol. 23

Passing the baton....

by Washington County Project Manager, Geoffrey Kavulya

As they say, everyone has a story to tell and so does every project. The Wingspan Event and Conference Center project is no exception. It was in 2008 when a diverse group of stakeholders, known as the Fairgrounds Revitalization Task Force, with input from Fairgrounds Advisory Committee, Fair Board, Washington County Visitors Association and City of Hillsboro among others, developed a grand master plan for the redevelopment of the Washington County Fairgrounds.

Manifestly, the Wingspan Event and Conference Center project story is a testament of who, what, when, where, why and how. Under the auspices of a steering committee, early efforts comprised of a user advisory group that included representatives from Greater Hillsboro Chamber of Commerce, Westside Economic Alliance, Portland Expo, Port of Portland, Washington County Visitors Association, Nike, City of Hillsboro and Fairgrounds Advisory Committee among others.

Twelve years later, the cornerstone of the Fairgrounds Revitalization Task Force foresight; an Event Center to host a broad array of community events has been realized. The "how" involved a very intentional effort to build a strong coalition and co-opt key stakeholders to foster principled engagement, shared motivation and joint capacity for action, in the best interests of taxpayers of Washington County. This effort was buttressed by public outreach efforts built around representation, accommodation and balancing the needs of diverse interests. Some notable public outreach events include representation at the annual Port of Portland Air Fair show, City of Hillsboro Planning Commission, City of Hillsboro cultural arts events, Community Participation Organizations (CPOs) and Fairgrounds Advisory Committee.

Continued on page 9

In this issue...

Spotlight on...

Project Finale

Contact Information

From the Editor

Shown Below:
The Wingspan Event and Conference Center's coming soon signage from 2018

Washington County Event Center

- 89,000 sq. ft. exhibition space and conference center, commercial kitchen and concessions and office space
- Will accommodate consumer and trade shows, conferences, community events, corporate meetings and seminars, banquets and fundraisers, festivals and spectator events
- Will provide indoor exhibit space, concessions and restrooms during the annual County Fair
- Key improvement identified in the 2008 Master Plan
- Completion anticipated in 2020; updates at www.co.washington.or.us

SWINERTON ARCHITECTS
Hillsboro OREGON
Washington County Visitors Association
LRS ARCHITECTS

Construction begins Fall 2018

Spotlight on...



Team Spotlight:
City of Hillsboro
Project Sponsor and Partner

WingSpan: City-County cooperation for Community success!

In many ways, the coming opening of the Washington County Event and Conference Center, “Wingspan”, is an occasion greater than the sum of its parts! This great new asset, located at the traditional WaCo fairgrounds, is a culmination of decades of visionary planning, master-planning, transit oriented design, architectural creativity, impeccable management, and expert construction!

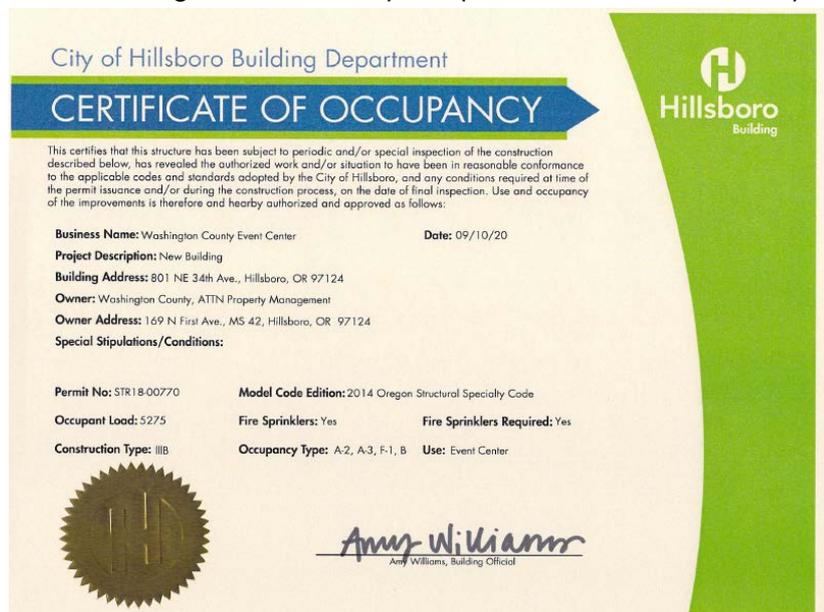
Wingspan is a case-study in “Patient Capital”. When the City of Hillsboro was presented with the vision and programming for the project, and it’s subsequent budget challenges, the Mayor and Council tapped then City Manager Michael Brown to craft a financial partnership for success with the County. My role, as Architect and Urban Design Planner for the Planning Department was to advise Michael Brown on the City’s concepts of “value” for this partnership. The ultimate goal in participating in the funding of Wingspan was to ensure that this contribution gave visible and functional added value to the project where the County budget faced challenges.

As an event center second only in size to Portland, the success of Wingspan will be an economic generator for all of us in the region. Our partnership translated into upgrades that increase visitors’ experience upon arrival in the main lobby, including fit, finish and visual display, and a complete commercial kitchen facility providing a full range of culinary options when planning and hosting events at any scale.

Our work in partnership with the County, it’s executives, staff, and consultants has been a terrific success. Through crafting the Intergovernmental Agreement, reviewing budget and design, facilitating permitting, reviewing construction and unforeseen conditions, right up to final inspections, the Wingspan has been an exciting blend of community vision, passion for excellence, and professional execution! Honesty and clarity in the face of this complex project has been at the center of our work with all involved to create community value. Project management through open communication has led to success where, often in complex partnerships, coordination can be the scarcest resource.

As a proud participant in the creation of Wingspan, I cannot wait for the greater community to experience this fantastic facility!

Sincerely,
David McInay, AIA, LEED AP BD&C
Urban Design Planner



Spotlight on....

SWINERTON



Team Spotlight: Kristina Roche Sr. Project Coordinator

Apart from being well known for her quick wit by most everyone on site, what most don't know is Kristi handles all contract administration and compliance, billing support, insurance support, coordination of certified payroll, closeout support, and numerous other items that keep the project moving contractually, and the money going where it's supposed to.

She has been in the industry for 20 years, and 4 years with Swinerton.



SWINERTON



Team Spotlight: Philip Thrash & Jonathan Overstreet

By John Ciepiela



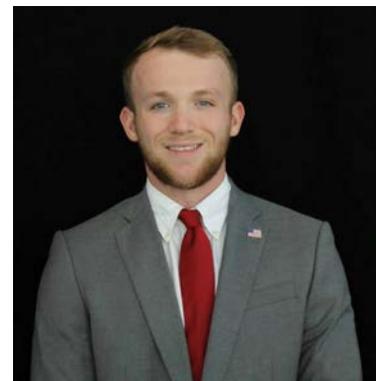
Phillip Thrash,
Sr Estimator, Swinerton Builders

Phillip is integral to our preconstruction efforts. While we all jump in and participate in estimating and bidding projects, Phillip guides the team. On the Event Center, he was responsible for all early budgeting, value analysis, marketing of the project to regional contractors and bid document preparation.

He has been with Swinerton for 14 years, transferring from Hawaii to Hillsboro OR in 2016. The bid response we received from local contractors and ultimate job start success was 100% a direct reflection of Phillip's time and energy.



Jonathan (aka J.J. , aka Johnny Jobsite) from Shelbyville, KY, has spent the last few years attending the University of Cincinnati. He is currently working towards a degree in Construction Management from UC's College of Engineering. UC offers an integrated Co-Op Learning program, and we were lucky to have JJ for 8 months before he grabs his final credits this next semester. Before coming to Swinerton, Jonathan had completed 3 previous internships during his time at UC. He has worked as a surveyor, traveling the east coast to create as-builts for corporate clients, as well as extended stays in Honolulu, HI and Oakland, CA, working as a Project Engineer on nearly a dozen different projects for a large electrical contractor.



Jonathan Overstreet-
Project Engineer Intern

While on campus, Jonathan enjoys going to the gym and staying active with friends and is an active member of Sigma Tau Gamma Fraternity and the Construction Student Association. He is an avid sports fan and attends as many Bearcat basketball and football games, as well as Reds baseball games as he can. While not at work, Jonathan spends his time hiking throughout the various National Parks in the area. He is excited to see the full extent of what the city of Portland has to offer as places slowly begin to reopen.

Top Row:
Erin Aguilar – Interior design and furniture selection
Karlene Baskind – Interior design and furniture selection



Staff Spotlight

The logo for LRS ARCHITECTS, featuring the letters 'LRS' in a stylized green font. Below it, the word 'ARCHITECTS' is written in a bold, black, sans-serif font, followed by 'PORTLAND | SHANGHAI' in a smaller, black, sans-serif font.

Bottom Row:
Ryan Craney – Architectural design, construction documents and detailing
Brian Dueltgen – Architectural construction documents and detailing
Scott Grady – Architectural visualization and renderings

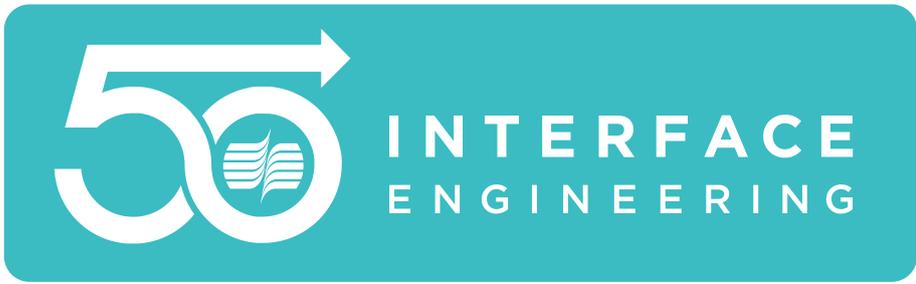
Top Row:
Chuck Halling – Architectural quality control review
Dalton Humann – Architectural construction documents and detailing



Staff Spotlight

The logo for LRS ARCHITECTS, featuring the letters 'LRS' in a stylized green font, with 'ARCHITECTS' and 'PORTLAND | SHANGHAI' in a smaller black font below it.

Bottom Row:
Monica Jones – Architectural project specifications
Derek Markees – Architectural construction documents and detailing
Lisa Warnock – Interior design and furniture selection



Consultant Hall of Fame

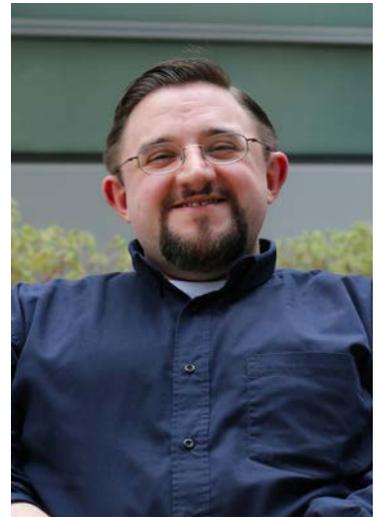
Top Row Left - Right

Amy Cathcart . Andrew Flanagan , Deborah Raines and Jon Schlitz



2nd Row L -R

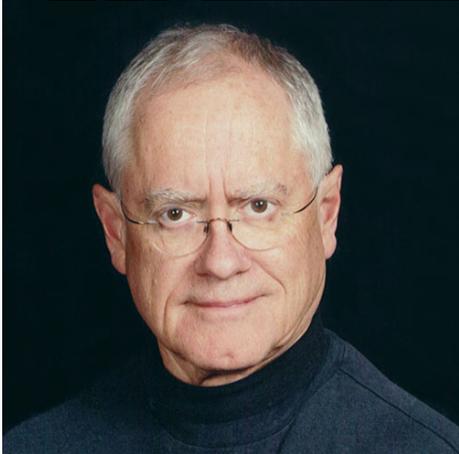
Kenton Aikens
LaRee Pfluke
Matt Shaw



3rd Row L -R

Michael Troyer
Nick Marcyan
Slade Adans

BSP BULLOCKSMITH



Ken Moffett

LRS
ARCHITECTS
PORTLAND | SHANGHAI

Consultant Hall of Fame

lango.hansen



Kurt Lango



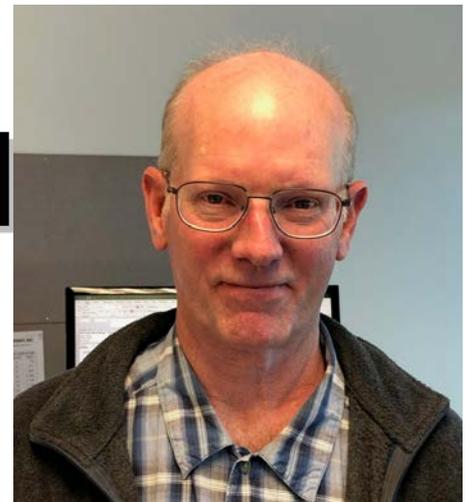
Derek Xava

 **NISHKIAN
DEAN**

now  **IMEG**

 **ACC** **COST CONSULTANTS**

Jim Flemming





Top Left: Kevin Russel
Top Right- Michael Janusek
Bottom Left- Ryan Stroud



Spotlight on....

Passing the baton....

continued from page 1



left- Board Chair Kathryn Harrington and Colin Cooper, Planning Director from City of Hillsboro on site

From the onset, the project delivery team worked very closely with an important stakeholder, the Board of County Commissioners (BCC) to communicate both the gravity and complexity of the proposed project to all the stakeholders, especially the public. The complexity of the Wingspan Event and Conference Center project called for a closer engagement with the City of Hillsboro through a planned unit development (PUD) approach. The PUD approach, allowed in the community development code, fostered flexibility, innovation and diversity in terms of efficient design for project siting, circulation, energy and utility systems, while furthering greater compatibility with surrounding land uses. The PUD approach offered an added opportunity for public engagement through neighborhood meetings and presentation before the City of Hillsboro Planning Commission. With City of Hillsboro approving the PUD in April 2017, the project delivery team achieved a major milestone.

Moreover, the presence of wetlands on the proposed project site called for intricate problem solving and constructive engagement with various government agencies (County, City and Clean Water Services) culminating in the approval of a Service Provider Letter (SPL) in March 2018. Several players including Facilities and Parks Services, Land Use and Transportation, Westside Commons, LRS Architects, DOWL, and Kittleson & Pacific Habitat played a pivotal role in the PUD success.



Adding to the complexity of the Wingspan Event and Conference Center project were several challenges around land-use development such as land dedications and an array of requisite easements such as public utility, right of way and conservation. The project delivery team worked collaboratively with various County departments including County Administrative Office, Support Services, County Counsel, and Land Use and Transportation to overcome these constraints. (Wetlands image above)

Passing the baton....

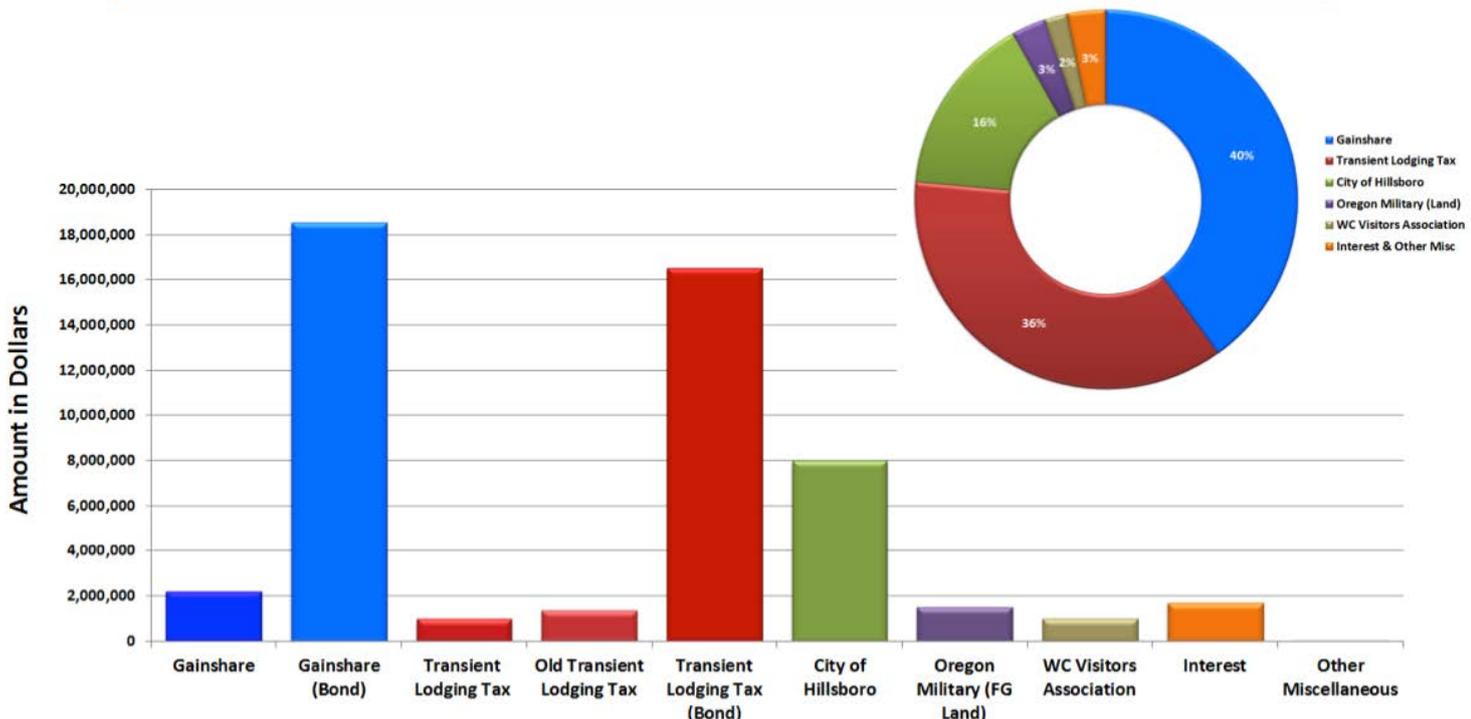
Groundbreaking 2018

continued from page 9



Additionally, the Board of County Commissioners played an instrumental role in authorizing the project delivery team to evaluate and communicate the best construction method for Wingspan Event and Conference Center. With BCC approval, the project delivery team pursued a Construction Manager/General Contractor approach to facilitate preconstruction services such as planning and design process constructability review, life cycle cost analysis, value and phasing analysis, and project execution among others. Furthermore, in August 2018, the project delivery team sought and received BCC authorization for \$5 million in early sitework, thus saving costs by mitigating against wet weather construction. Another important milestone came in January 2019 with BBC authorization for a negotiated guaranteed maximum price (GMP) to the tune of \$40,670,779.

Funding Streams



Spotlight on...

Passing the baton...

continued from page 10



The project success can further be attributed to partnerships between County and important partners like City of Hillsboro and Washington County Visitors Association (WCVA) to augment project funding streams. City of Hillsboro and WCVA contributed \$8 million and \$1 million respectively. Other IGAs created in the course of this project include one with Clean Water Services to perform additional vegetated corridor mitigation work at the Sunset site (16605 SW Sunset Blvd, Sherwood). As a result, the County will “bank” the credits realized from the additional wetland mitigation work to support County projects as identified. Another important IGA was with Tri-County Metropolitan Transportation District of Oregon (TriMet), to obtain rights to enter upon and use TriMet’s property at the Fair Complex/Hillsboro Airport Park and Ride Facility to install a time-lapse camera to capture Wingspan Event and Conference Center project progress.



Since groundbreaking on September 2018, we have reached key milestones along the way including structural steel topping-out, temporary certificate of occupancy and most recently final certificate of occupancy. The project delivery team has celebrated these milestones by facilitating several project updates and site tours for Board of Commissioners, County leadership, City of Hillsboro officials and leadership teams as well as Washington County Visitors Association among other stakeholders.



Since the project kick-off meeting in July 2018, one area of concurrence was and remains to be “safety first safety always”. In terms of safety and logistics, the project site has remained safe since groundbreaking. It is true every project is a unique endeavor and Wingspan is no exception. We have had to make major adjustments in terms of project execution due to COVID-19, to protect the project team, stakeholders and community. Other strategies we deployed included teleworking and a framework for social distancing and mask mandates for those tasks that could not be executed remotely. Moreover, we revamped the project risk register to include a series of scenarios and mitigation strategies informed by COVID-19 driven risks such as disruption of supply chains, procurement commitments, material deliveries, labor shortages and project shutdowns.

Spotlight on...

Passing the baton...

continued from page 11

Throughout the project, we have strived to sustain a close-knit team, founded on a culture of mutual trust. We are fortunate to have a myriad of talents in our midst, a number of whom have been working behind the scenes. We are indebted to our silent helpers from communication, legal, finance, procurement and contracts. Some key highlights include flexibility in terms of rentable space, full commercial kitchen, commemorative plaza, solar photovoltaic, EV charging stations, automated parking gates, rapidly renewable materials (mass timber), use of recycled steel, bike racks, robust digital infrastructure, artwork, 40 foot video wall and the first commercial client to leverage City of Hillsboro Hi-Light fiber.



left- Project Manager Geoffrey Kavulya inspecting the solar arrays.



As we march towards project close-out, a big thank you to all our stakeholders, County Board of Commissioners, WCVA, City of Hillsboro, Clean Water Services, County leadership and all the fans of Wingspan Event and Conference Center for their continued and firm support. We look forward to a phenomenal customer experience as vendors and event goers patronize the brand-new Wingspan Event and Conference Center, located in the heart of City of Hillsboro, where great things grow.



The project delivery team will be handing over the brand-new Wingspan Event and Conference Center to Westside Commons team. Please visit their website at <https://www.westside-commons.com/>.

The team at Westside Commons is here to make your planning easy, convenient, and fun, so you can focus on what's important - hosting a great event! If you have a question about using the facility for a future event, or about the status of an event that had been scheduled, please email Lisa DuPre', Marketing & Events Coordinator, at Lisa_Dupre@co.washington.or.us or call 503-846-2216.

Spotlight on....

Team Spotlight: Geoffrey Kavulya

By County Staff



left- Project Manager Geoffrey Kavulya on an adventure in 2019

Geoffrey has a background in Architecture, Civil Engineering and Public Administration. He joined Washington County five years ago as a Capital Improvement Project Manager. He has over 12 years of experience in the building industry with extensive institutional and commercial project portfolios as well as experience managing large, complex multi-use development projects. He began his career as an architect and evolved into various positions including research and teaching Fellow at University of Southern California, Sustainability Project Manager, and Capital Project Manager across private and public sectors.



Geoffrey is a LEED Accredited Professional and a member of professional organizations like Project Management Institute, American Society of Public Administration and the American Association of Civil Engineers. He served as a member of Carnegie Mellon Admission Council (Pittsburgh) between 2007-2018. He was appointed to the Planning and Zoning Hearings Board (City of Hillsboro) for a three-year term before transitioning to serve as Planning Commissioner. Geoffrey has published in peer reviewed journals on topics such as human-building interactions and best practices for smart buildings. Geoffrey's side hustles include globe-trotting, macrophotography and cheering for all Pittsburgh national teams, win or lose.

Team Spotlight: Cortney Duke-Driessen

By County Staff

Cortney D. Duke-Driessen has served Washington County, Oregon as general counsel since 2013. County advises the Washington County Capital Project Services Division and Operations and Maintenance Division of the Land Use & Transportation Department in all things related to public roads and public right of way. She also advises the County's diverse Facilities and Park Services Division in related to project management, property acquisition, facilities operation and surplus property management and disposition. Prior to joining the County, Cortney was in private practice where she practiced water law for nearly a decade. Cortney lives in Beaverton with her husband Will, five year old daughter Ellie and rescue pup Hugo.



Cortney Duke-Driessen

"It is an honor to be part of the Facilities Capital Projects Team. It's not often in one's professional life that they get to see a project as significant as the Wingspan Event and Conference Center come to fruition from concept to finish. It is very satisfying to be a small part of a team that help deliver such an exciting project for all the people of Washington County.

Spotlight on....

Team Spotlight: Martin Granum, Manager Facilities & Parks Services



By County Staff

Martin's been in the facility and park business since 1985: 20 years with the United States Airforce, seven years with Multnomah County and with Washington County since 2013. Martin has three grown kids, three grandkids, and his wife of 32 years is an RN. He's engaged with church and community in many ways, especially on the topics of homelessness and education. Martin has a Bachelor's in Civil Engineering, a Masters of Public Administration and loves living and working in Washington County. His vision is for Facilities and Parks regarded by those who use them as best in the region; not for their opulence, but for safety, security, accessibility, cleanliness and well-maintained environment.

"After a career building facilities for the US Air Force all over the world, from Georgia to Hawaii, and overseas in Japan, Egypt, Portugal and Iraq, it is a profoundly great joy to apply those skills to the construction of a facility that will serve my home county for generations. I've loved every step of this journey, and especially the amazing people who have contributed immeasurably to this magnificent addition to our community. If this team is a reflection of who we are as a community, then we are in a good place. I am confident that future generations will look on this effort and be proud of what we have accomplished together."

- Martin Granum

Team Spotlight: Tracey Nolin and Kristie Bollinger

By County Staff

Tracey, an alum of Portland State University, has background in accounting and management. She brings both private sector and public sector experience to the project team. She amassed over 10 years in the retail industry as an accounting expert before transition to make a difference in the public sector. For over sixteen years, Tracey has served Washington County in different capacities starting with Juvenile Justice before joining the inimitable Facilities and Parks Services, a Division of Support Services department. Tracey has put her accounting and problem solving skills to use in various aspects of local government functions such as grant management, payroll, budget, payables, receivables, journal entries, human resource liaison, coordination of contacts for various Support Services divisions like LUT and ITS. Tracey oversees important projects like contracts from drafts to final execution, vendor/contractor onboarding meetings, retainage account tracking and payment processing, and procurement services just to name a few. She prides herself as a team player in a dynamic team and strives towards transparency and fiscal management of public funds. When not working hard, Tracey loves to travel and run interference for her five-time Superbowl champions, the Dallas Cowboys.



Kristie Bollinger was with Washington County Facilities & Parks Services Division and served as the County's Real Property Manager from April 2014 to April 2020. During her time as Property Manager, she worked closely with County leadership to acquire over \$20M in new real estate assets and was privileged to be a part of many projects including the Public Services Building seismic retrofit project. The County's Real Property Program is unique in that touches all divisions and departments as well as many outside agencies and a variety of nonprofits. "The best part about the position was having the honor to work with such amazingly talented and dedicated people," said Kristie. Prior to coming to Washington County, she worked in the private real estate sector for 27 years.

She recently located to Central Oregon with her husband Randy and two spirited kitties, Sekiu and Abby.



**Team Spotlight:
Bassam Khalifeh
Sr. Capital Improvement Manager**

By County Staff

“Over the past 32 years’ experience of managing more than 700 hundred projects valued at over 900 million dollars with a wide range of projects from a skateboard facility at a park to building a new jail and Courthouse has helped me tackle all kind of projects and solve many problems. It was my pleasure to be part of the team to deliver an amazing project 'the Wingspan at the Westside Commons', I know this project has been in the works for decades and it has been discussed for the past 27 years of my career at Washington County. This project will benefit our community for decades and it will be a destination to attract many visitors to Washington County.”



"What keeps me focused at work is to do other things like beekeeping, hiking, walking, golfing, volunteering, and traveling."

BASSAM KHALIFEH

**Team Spotlight: Finance/Accounting
Lori VanDyke and Debbie Vallery**

By County Staff

Lori Van Dyke is an Accounting professional currently serving in the Washington County Facilities Division co-managing accounts payable, accounts receivable, payroll and the purchasing card process.



Prior to her role at Washington County, Lori worked for 25 years at Intel Corporation in the Equity Investment/Mergers & Acquisitions sector as a finance professional. She enjoys her current role in the public sector. She also enjoys living on a small farm in rural Washington County.



Debbie Vallery joined Washington County’s Facilities and Parks Services Division as a Senior Financial Analyst just in time for the Event Center’s groundbreaking. Debbie arrived with a strong foundation of capital improvement financial knowledge gained through her work with the county’s Land Use and Transportation Department and was able to quickly transition her guidance to this exciting project. She is detail oriented, inquisitive, enjoys learning and improving processes.

Debbie was born and raised in the Portland area. She was introduced to the world of classic cars at an early age and developed an affinity for the associated sound and speed while frequenting the race track with family. Her first car was a 1967 Camaro which she still has today.



Team Spotlight:
Mark Epling, County Supervising Electrician

By County Staff

"Having been on the contracting side of construction as an electrician for 19 years previous to my employment in Washington County Facilities and Parks Services in 2008 I find myself in a unique role being asked to provide insight, direction and standardization to meet the county's needs and it gives me great pride to participate in that role. I love having that level of input and decision making that I can provide to the needs and services of the county. This project will stand the test of time!"



"I try to live by two models that help in both the work and home place. One I learned from a great mentor of mine is 'Work Smarter – Not Harder'.

The other is to always treat others as you wish to be treated. Besides being a bit of a workaholic, my life is very full of enjoying all the outdoors activities available to us and one of the greatest joys of being a grandpa!"

Left: Mark with his grandson Liam

Team Spotlight:
Julie McCloud
Public Affairs and Communications Coordinator

By County Staff



Julie McCloud has been with Washington County since November of 2001. For 10 years she worked as a Crime Prevention Specialist with the Sheriff's Office and in June of 2012, transferred to the County Administrative Office where she serves as Public Affairs and Communications Coordinator. In this role, Julie is pleased to provide communications support for various county departments and programs including the Facilities and Parks Services Division of the Department of Support Services.

Julie is a native Oregonian and lives in Hillsboro with her husband and their spoiled, unruly yellow lab. They have a large blended family including six young adult children and two beautiful granddaughters. She loves to create delicious food for family and friends, work in the garden, and bike for exercise and fun.

In Memorium

John William Endsley



Last but not least, the project delivery team would like to pay our respects to a team member, John William Endsley, Principal at BullockSmith in Tennessee. John passed on suddenly on August 2, 2020, as he was winding up an illustrious career.

John was an integral part of the project design team, drawing on over 30 years of experience on event centers and fairgrounds work in over 50 states. He contributed immensely to the Wingspan Event and Conference Center concept development and design refinement. He appreciated what this project would contribute to the County and the significance of the facility to the community.

John was able to visit the project site and understood the importance of the building's location at the Westside Commons and accessibility to public transit from the light rail station. He especially enjoyed being able to visit Oregon to enjoy the region's natural beauty and take advantage of some fine fishing while here.

The entire project team will miss his expertise, his wisdom and of course his wit.

May his soul rest in eternal peace.





Washington County
Visitors Association



Hillsboro
OREGON



ARCHITECTS
PORTLAND | SHANGHAI



WASHINGTON COUNTY
OREGON

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Archive Issues:

www.co.washington.or.us/Fair/washington-county-event-center.cfm

SWINERTON



From the Editor

by Washington County Project Assistant, Nancy Karnas



It is hard to imagine that just over twenty issues ago I began on this monthly endeavor to bring you the latest from the Event Center (now Wingspan Event and Conference Center) project team. Time has flown by and I for one am incredibly honored to have had the privilege to partner with an amazing group from all of our stakeholders (logos shown above) and coordinate their information to publish each month. My favorite part was showcasing incredible team members that gave more than 100% each day on the project.

The project is wrapping up and this issue will be the last produced by myself and the Washington County Capital Projects team. The best part of saying goodbye is that we all have the beautiful Wingspan Event and Conference Center to live on in all its glory.

Thank you for the memories!

Please visit <https://www.westside-commons.com/> for more information on the facility.

Watch the project history:

