



About the Design & Construction

Collaborative Life Sciences Building & Skourtes Tower

Engaging students, faculty, and pedestrians with the idea of “health science on display,” the Collaborative Life Sciences Building & Skourtes Tower (CLSB) is an innovative model for health sciences education and research. CLSB was created by a collaborative team that included Los Angeles-based CO Architects as design architect and Portland-based SERA Architects as executive architect, JE Dunn Construction in Portland as general contractor, and Beaverton, OR-based DAY CPM as project manager/ owner’s representative. The complex comprises 650,000 gross square feet, including 500,000 square feet of programmed space.

Design

With an emphasis on connection, the inter-disciplinary, multi-institutional building’s design reflects its intention. The building’s volumes—the 12-story north tower and the five-story south wing—are connected by a glass atrium. The exterior may appear as three separate sections, but the interior welcomes visitors with a spacious, light-filled first floor. Suspended walkways are a commanding feature of the central glass atrium and connect floors and departments. Featured as well are seating areas for quick, impromptu discussions. Both literally and figuratively, the walkways bridge gaps between disciplines.

Sunlight bathes atrium spaces through glass curtain walls and a glass roof supported by slender, “tree” columns. Two glazed stair towers frame the 12-story volume, providing connected staircases to teaching, research, and lab spaces. Labs in the tower are open to daylight on two sides. Although situated in the center of the floor plate, support spaces are interlaced with labs for exposure to broad expanses daylight.

CLSB’s interiors are program driven, and have a reductive material palette of polished concrete, drywall, and wood. Reflective finishes throughout the building—such as epoxy laboratory countertops—contribute to the daylighting effect. Bright white abounds on interior walls, with a fresh color scheme of lime green, tropical blue, sunny yellow, and vivid red. A state-of-the-art simulation center emphasizes an increased focus on patient safety, team-based learning, and technology-integrated clinical care. The center is flexible, open, and expansive to accommodate collaborative clinical team training across disciplines and exemplify the collaborative nature of the entire school.

Construction

Construction began just five months after the design was awarded, under a fast-track schedule approach. Key to the success of the project was using an integrated and Collaborative Project Delivery (CPD) process and aligning the three universities into a unified decision-making owner entity. In order to meet the aggressive schedule demands, and for the team to operate efficiently, JE Dunn Construction collocated with CO Architects, SERA, Day CPM, and prime subcontractors from the beginning of the project. The team used this lean process and collaborative working environment to develop cost-effective creative solutions.

The CPD process included an integrated Building Information Modeling (BIM) execution plan, electronic design and construction administration, a paperless job system, and off-site prefabrication for just-in-time delivery, since there was no laydown or on-site storage. By integrating innovative construction technology, the team was able to save time and money to meet the schedule and budget. Approximately \$10 million in printing and document management costs were saved by using the JE Dunn/Bluebeam paperless system. The project won the National Bluebeam “Extreme” Award for “Excellence in Collaboration.”

The building houses approximately 90 million pounds of concrete, 126 miles of conduit, more than 26 miles of plumbing systems, 6,000 light fixtures, 5,100 power outlets, and 8,100 data outlets. Anticipating LEED Platinum rating, the building incorporated sustainable construction practices, including diverting more than 3 tons/85% of construction waste from the landfill, using recycled drilling pipe for piling, and installing high-performance heating and cooling systems, which resulted in 45% energy cost use savings. Repurposed pipe piles were roughly 60,000 linear feet, with a value of \$3,435,000. During peak construction, more than 410 workers were on site at the same time. In addition, CLSB was a tremendous success with respect to minority participation, with more than \$27 million of JE Dunn’s construction costs going to Minority, Women, and Emerging Small Business (MWESB) firms.

CO Architects is a nationally recognized Los Angeles-based architecture firm known for its deep portfolio of academic, health care, and institutional projects. CO Architects has designed major “benchmark” and award-winning facilities for such national institutions as Columbia University, State University systems of Arizona, South Carolina, Texas, Virginia, Washington, and Wisconsin, in addition to the University of California system (eight campuses), and many other private and public colleges, universities, and schools. CO Architects is sought after for functional, green, and graceful solutions for academic, civic and institutional needs, including facility evaluation, renovations, new structures, and comprehensive campus planning. For more information about CO visit <http://coarchitects.com>; media contact: Julie D. Taylor, Taylor & Company, 310.247.1099, julie@taylor-pr.com.

SERA Architects is a multi-disciplined firm committed to sustainable design for the built environment. SERA’s staff of over 100 offers expertise in architecture, urban design and planning, interior design, as well as a sustainability resources group. Since SERA’s founding in 1968, the firm has been instrumental in the development of Portland’s national reputation for livability. SERA has a long history of creating successful, award-winning projects that strive for a sense of beauty, proportion and specificity of place while maintaining functionality and durability over time. For more information about SERA visit <http://serapdx.com>; media contact: Michelle Winningham, Winningham Strategies Inc., 503.762.6937, michelle@winninghamstrategies.com.

JE Dunn Construction is a family and employee-owned construction firm that is building on 90 years in business. With an Oregon presence since 1992, the firm is nationally recognized for integrating technology and implementing the Collaborative Project Delivery (CPD) approach on their complex building projects. JE Dunn focuses on building academic life science and research facilities, healthcare, advanced technology, and mission critical projects. On the Collaborative Life Sciences Building & Skourtes Tower project (CLSB) the team saved the client time and money by using a Collaborative Project Delivery approach and integrating technology, saving over \$10MM by using their award-winning Bluebeam Paperless system and in-house MEP and BIM specialists. JE Dunn is community focused, exceeding 15% MWESB participation (over \$27MM) on the CLSB project. For more information about JE Dunn visit www.jedunn.com; contact: Chip Laizure, 503.247.1144, chip.laizure@jedunn.com.

DAY CPM Services provides comprehensive project management services as Owner’s Representatives for both public, private, civic, healthcare, and education focused projects through the Pacific Northwest. DAY is a multi-disciplinary firm managing an array of large scale capital improvement, new construction and award winning projects. DAY’s mission is to provide the highest echelon of project management services available so that each project exceeds the client’s expectations. For more information about DAY CPM Services visit www.daycpm.com; contact: Lou Ann McCormic, 503.641.4100, info@daycpm.com.

#