



CITY OF
PORTLAND, OREGON

BUREAU OF GENERAL SERVICES
FACILITIES SERVICES DIVISION

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February 20, 2003

Greg Pelser, President
Hunter-Davisson, Inc.
1800 SE Pershing
Portland, OR 97202.

Dear Greg,

The Portland Communications (911) Building is complete and we are very pleased with the results. We wanted to let you know that we greatly appreciate the work performed by your company.

We all knew going into this project that it would be challenging in many areas, particularly HVAC. Issues we faced included:

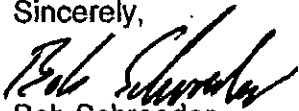
- Working in a 24hour/7 day a week Essential Services Facility that needed to be fully operational at all times during the course of construction.
- The Building presented a wide variety of HVAC needs including: heavy use computer rooms, individual offices, conference rooms and classrooms with widely differing heating and cooling loads, and the need to condition the large open 911 Operations Floor with 24 hour use, fluctuating numbers of employees and a high stress atmosphere that makes indoor environmental concerns very important and carefully monitored.
- The scope of the project evolved and changed dramatically during the design phase.
- We were attempting to become the first City of Portland owned building to become LEED certified.
- The project required commissioning of all HVAC systems.
- We needed to integrate new systems with existing in a cost-effective manner.
- The events of 9/11/01 occurred during the construction, causing some significant operational challenges.

The City used the CM/GC contract model to construct this project due to its complexity and the safety issues associated with the building. Hunter-Davisson staff, along with the Mechanical Engineer, Gary Barnes of System Design Consultants played a major role in the design portion of the project and worked together collaboratively to create systems that really work. The team also included Portland Energy Conservation Initiatives as the Commissioning agent. The Commissioning process, particularly in a building attempting to become LEED certified, can be challenging. Rules and interpretations appeared to change during the project. Hunter-Davisson responded with a pro-active problem solving approach to these challenges and their input was invaluable.

The building was completely operational though out the construction phase and the new portions of the building have been occupied for over a year with impressive results. We have achieved PGE EarthSmart Certification for the building and believe that we are close to finalizing LEED certification. Everything is working great, your follow-up regarding outstanding issues has been exemplary.

The Hunter-Davisson team is deserving of the highest level of praise from the City Bureau of General Services and the staff of the Portland Communications Building. Thanks to you and all your team, particularly Marcia Karr, Project Engineer and Dave McCotter, Project Manager. We look forward to working with you on future projects.

Sincerely,



Bob Schroeder
Project Manager