

## FIRST PLACE :: PRIVATE BUILDING :: \$50.1 MILLION – \$100 MILLION

### THE WYATT

SUBMITTED BY: ANDERSEN CONSTRUCTION



### TopProjects DJC | 2008

The old saying, "When it rains, it pours" was more than just an unfortunate adage for The Wyatt's project team as it built the Pearl District's deepest mixed-use tower during one of the wettest winters on record.

Excavation started with three floors of underground parking. The dig went 38 feet deep and removed 82,000 cubic yards of dirt, or 4,045 truckloads. Excavation also took place above Tanner Creek, which forced the general contractors, Andersen Construction Co., to pump an average of three million gallons of water off-site each day using 14 pumps around the site's perimeter. As if the slippery work conditions weren't difficult enough, the soil was contaminated.

Despite losing a month to weather delays and dealing with limited staging areas and parking each day, the team still was able to complete the project on schedule. The 456,780-square-foot structure features 11,100 square feet of ground-floor retail space and 15 stories of

residential space filled with 244 townhomes and apartments. The once-troublesome underground parking component houses 330 stalls.

Formerly the Merchant Marine Warehouse, The Wyatt's homage to its industrial past includes a bridge trestle and old-growth timbers incorporated into the design. The project team salvaged about 60,000 used bricks and reinstalled them. Existing street cobbles were removed for construction, cleaned and then reinstalled back into the street and main entryway.

Erin Storlie, Andersen's project manager, called the project "challenging at times, but very interesting as well."

"The thing I like best about my job is I've been involved with a lot of design-build and design-assist projects, and I really enjoyed working with Fletcher Farr Ayotte and (developer) Bob Ball to meet the design goals for the owner and also keep the project on budget," she said.

Storlie noted interior elements were

provided by local manufacturers whenever possible. The cabinetry, for example, was chosen through a value-based selection process.

"That worked well for our client," she said, "because they got a great price and were able to keep the work local as well."

### PROJECT TEAM + STATS:

**Location:** Portland

**Project cost:** \$72 million

**Start date:** October 2005

**Completion date:** December 2007

**Owner/Developer:** Evergreen Signature LLC

**Architect:** Fletcher Farr Ayotte

**Engineer:** Magnusson Klemencic Associates

Other team members: Oregon Electric Group, American Heating Inc., Peninsula Plumbing Inc., Delta Fire Inc. and Starline Architectural Windows

**General contractor:** Andersen Construction Co.