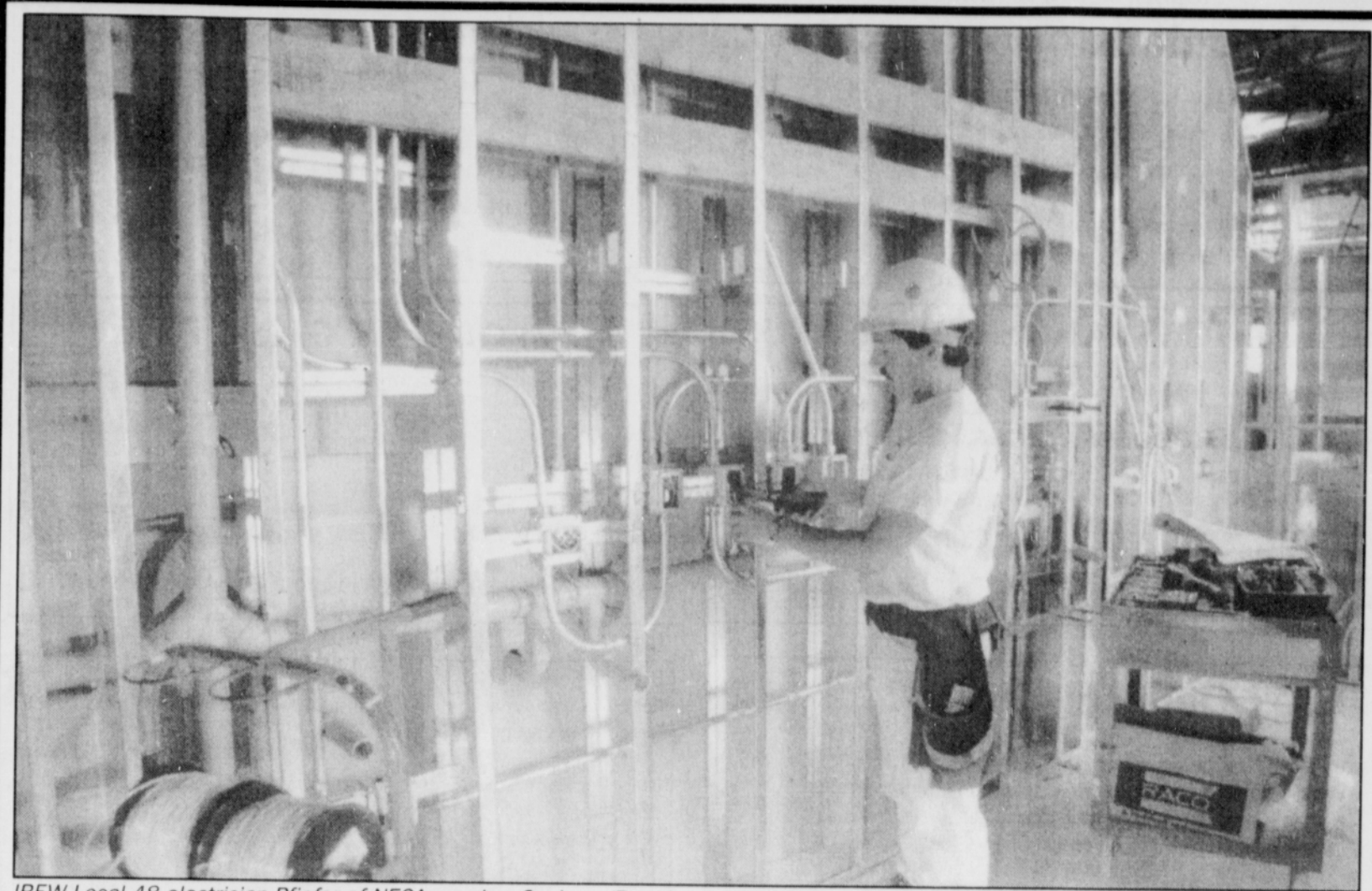


HOUSING

The
Portland
Observer



IBEW Local 48 electrician Pflieger of NECA-member Cochran/Broadway works on the electrical systems for the City of Portland's new Water Pollution Control Laboratory. The project has already won an award for its design. Tight coordination and intensive teamwork between the architect, the general contractor, and the NECA/IBEW Local 48 electrical contractor is ensuring that the results are not only efficient and effective, but aesthetically pleasing as well.

Thriftway tries for street closure

BY LEE PERLMAN

Despite declared opposition from the Portland City Council, United Grocers is proceeding with plans to close one block of Northeast Emerson Street to build a Thriftway Market.

The land the vacation would provide is needed to build a new 40,000 square foot store at Northeast 33rd Avenue and Killingsworth Street, Roger Staver, United Grocers' Real Estate Development Manager, told the Concordia Community Association at its October meeting.

A store of this size, in turn, is needed to compete with other large grocery stores in the area, he said.

On September 25 City Council approved a series of zone changes for the property. However, and although the vacation was not before Council, commissioners Charlie Hales and Gretchen Kafoury both said they'd oppose it when it did come before them. Mayor Vera Katz appeared to

agree, citing a Thriftway market on Northwest Glisan Street as an example of a successful store on a standard-sized lot. If all three maintained such stances, it would kill any prospect for a street vacation.

Staver said he felt it was inappropriate for Council to take such a position without first hearing the case for a vacation. UG has gathered enough signatures from nearby property owners to proceed with the vacation request, he says, and what they consider convincing arguments that the sort of smaller store Hales and Katz described wouldn't succeed at this location.

"We want them to tell us to our face that they don't want this, and we want them to tell us that in the face of a neighborhood that says they want it," Staver told Concordia. "If not for your support, we wouldn't still be here."

Got a sense of humus?

Free local workshops this month will show you how to compost lawn and garden debris to improve your soil, help control weeds, conserve water and cut back on waste going to a landfill.

Metro's composting experts are also available for special presentations to interested community groups of 15 or more on a limited basis.

Scheduled workshops focus on the basis of composting yard debris and vegetable scraps, choosing a compost bin, trouble-shooting and worm bin options.

One free garden center gift certificate and composting video will be given away at each workshop, along with free home composting packets.

Workshops are held Saturdays from 9:30 a.m. to 11 a.m. at Metro's

four home composting demonstration center.

Oct. 19 Clackamas Community College
19600 S. Molalla Ave., Oregon City

Oct. 26 Leach Botanical Garden
6704 SE 122nd Ave., Southeast Portland

Call John Foseid at 797-1674 for more information.

Conference on Housing Justice

If you're concerned about the shortage of affordable housing in the Portland metro area and about the continuing problem of homelessness here, there's a conference coming up that will interest you. The Interfaith Conference on Housing Justice will be held on Saturday afternoon, October 26, at First United Methodist Church in Portland. The conference will feature interactive workshops on ways individuals and religious

congregations can become involved in starting emergency shelter programs and participating in affordable housing construction and repair projects.

Speakers will address government housing policies and how individuals and congregations can advocate together for change.

Speakers will include Linda Couch of the National Low Income Housing Coalition in Washington, D.C.;

Portland City Commissioner Gretchen Kafoury;

The Rev. Dr. F. Wayne Bryant, the Executive Director of Ecumenical Ministries of Oregon; and Mark Pavolka of the U.S. Department of Housing and Urban Development. Child care will be available.

For more information and to register for the conference, contact the Housing Justice Coalition at 693-3261.

Architects, contractors coordinates award-winning efforts

Within the next couple of months, the City of Portland will have a beautiful, new, state-of-the-art Water Pollution Control Laboratory in St. Johns thanks to the highly coordinated efforts of the architect, building contractor, and the electrical contractor, Cochran/Broadway. Cochran/Broadway is a National Electrical Contractors Association (NECA) and International Brotherhood of Electrical Workers (IBEW) Local 48 contractor.

Of course, when most people envision a laboratory, "beautiful" isn't

often the first adjective that comes to mind—particularly for a facility that will be measuring the quality of sewer and storm water samples, among other things—but in this case, that's exactly what this lab will be.

This new lab is being built under the St. Johns bridge, right by the water and next to Cathedral Park.

The team at SERA Architects and Miller-Hull designed the building to take advantage of the incredible view and park proximity, and to enhance the area by adding more park-like features

with landscaping and water demonstration gardens.

In fact, their plans to make this facility as aesthetically pleasing as it is functional has already resulted in an award from the Portland Chapter of the American Institute of Architects.

This desire to balance appearances with practicalities has also resulted in a number of challenges for the builder and electrical contractor on the job.

For instance, most of the ceilings in the building are open, meaning

there is nowhere to hide all the electrical wires and connections required to provide lighting and power for the lab.

To solve this dilemma, the project team, made up of the NECA/IBEW Local 48 contractor, Cochran/Broadway, the general contractor, U.S. Pacific Builders, and the architects, incorporated much more up front planning and team coordination than usual.

"We had frequent coordination meetings, we utilized coordination drawings to make sure everyone was

on the same page, and everyone simply worked together to come up with innovative ideas for this project," says Jeff Holmes, project manager for Cochran/Broadway.

"This approach resulted in much better efficiency for the team along with aesthetically appealing solutions for the building."

"This was a real exercise in teamwork," adds Becca Cavell, Job Captain and Construction Administrator at SERA. "It got everybody talking and understanding the problems—and it really helped."

This intensive teamwork approach is unusual, and the result in a new Water Pollution Control Laboratory that is 'light years' ahead of the technological capabilities of the old facility—and spectacular in its vision.

Perhaps best of all, the public will also be able to enjoy the benefits of this new building because it includes multi-purpose rooms which may be reserved for seminars, meetings, or forums.

The St. Johns Water Pollution Control Laboratory is scheduled to open December 19.

Apartment Fires prove need for renter's insurance

Fact: There were 97,000 fires involving apartments in the United States in 1994, resulting in \$678 million in property loss. Even worse, 640 people died in these fires and another 5,475 were injured.

"These National Fire Protection Association estimates are sobering. In addition, the recent apartment fire in Portland left many tenants homeless. This proves that most people still don't understand renter's insurance," says Marianne Macina, CPCU, regional manager for the Western Insurance Information Service (WIIS).

"What most people don't realize is that renter's insurance is the only protection that apartment dwellers have against fire losses. In addition, renter's coverage will provide them

with additional living expenses should they need to vacate their apartment due to fire, smoke and/or water damage," explains Macina.

"After an apartment fire, many renters have to find temporary living quarters until the building is repaired—that's an extra and inconvenient expense most people don't think about," Macina says, adding: "Another thing that a lot of renters don't realize is that their personal belongings are not covered by their landlord if the apartment is burglarized or destroyed by fire, wind and/or water damage."

According to Macina, renters insurance covers your belongings against losses due to fire and/or smoke, lightening, vandalism, theft,

explosion, windstorm and water damage from plumbing. It also provides you with additional living expenses should you be required to vacate due to any of the above calamities. In addition, renters insurance will cover you if someone slips and falls in your home or is injured by any of your possessions and then sues. The insurance will also include legal defense costs if you are taken to court.

- Take an inventory
- Shop around for insurance
- Ask a lot of questions
- Look for discounts
- Read your policy

To further help consumers with the purchase, understanding and some common questions on renters insurance—such as "how are roommates

and unmarried couples treated?—your insurance companies through the Insurance Information Institute (I.I.I.) have developed and cosponsored a free consumer brochure with the National Consumers League.

This brochure is available to Oregonians through WIIS, a west coast affiliate of I.I.I. Copies may be obtained by calling or writing the WIIS Regional Office in Beaverton at 11855 SW Ridgecrest Drive, #107, Beaverton, OR 97008; telephone: 503-643-6355 (Portland area) or toll-free at 800-457-8713.

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