

2012 Mark O. Hatfield Preservation Project

Portland, Oregon



a rehabilitation project to repair and protect the structure, replace and upgrade building components, increase energy efficiency, and improve the health and comfort of residents.

Owner & Developer

Central City Concern (CCC)

Architect & Engineers

Kasa Architects, Inc.
PAE Consulting Engineers, Inc.
Stonewood Design, LLC

General Contractor

Walsh Construction Company

Passive House Design Team

SERA Architects; Green Hammer, Inc,
PAE Consulting Engineers, Inc; and
Walsh Construction Co.

Building

106-unit apartment building
concrete structure built in 1910
7 stories + basement

Units & Rents

102	SRO	250 sf	0-50% MFI
4	Studio	400 sf	0-50% MFI

Population

Permanent supportive housing for low income individuals and those at risk of homelessness in a alcohol and drug free community

Project Description

The 2012 Mark O. Hatfield Preservation project addressed structural, capital, energy conservation, resident health/comfort needs, helping to preserve a community asset serving those at risk of homelessness. In 2010 a project was completed to stabilize the deteriorating facade. 2012 project work included structural repair, window replacement, ventilation upgrades, space and hot water heating upgrades, fire/life/safety upgrades, air-sealing, and exterior facade repair and paint. In striving to meet the Passive House standard, a 30% reduction in energy cost is anticipated.

2010 & 2012 Project Financing

CCC Reserves, SNAP BOND, & BETC	\$1,142,593
Portland Housing Bureau CDBG	\$846,727
Multnomah County Weatherization	\$575,856
NOAH/Enterprise OHAP	\$15,000
Energy Trust of Oregon	\$10,500
Enterprise Community Partners	\$5,000

Total Project Cost \$2,595,676



Hatfield Building in 2012, window replacement and exterior work complete, corner of West Burnside & Broadway Streets
source: Central City Concern



Hatfield Building in 1928, then known as the Lowengart Building, corner of 8th Avenue & West Burnside Street before north 20' portion of building was removed in 1931 to widen Burnside Street.
source: City of Portland Archives, Oregon, A2000-033.

Hatfield Project Scope of Work

Exterior Structure & Envelope

- select structural repair of exterior concrete columns and beams including replacement of rebar and limited fibre-reinforced polymers (FRP) wrap
- concrete facade repair & preparation for new paint
- removal of fire escape
- paint

Window Replacement

- replacement of existing, single-pane aluminum windows with high-performance windows (triple-pane, fiberglass model from Cascadia Windows Ltd.)
- replacement of window drapery with vertical shades

Air Sealing

- air-tight installation of windows limit heat loss
- installation of perimeter gaskets and thresholds at all common area stairwell and elevator doors

Fire/Life/Safety Upgrades

- smoke detector replacement
- replacement of fire sprinkler heads with quick-response heads
- installation of door hold-opens at community room

Heating & Ventilation System Upgrades

- decommissioned existing 30+ year-old steam boiler and domestic hot water storage tanks and 50 year-old radiators which lacked unit control
- installed new unit electric radiators and thermostats with Window Watcher control (from King Electrical Mfg. Co.)
- new heater electrical branch circuits allow for future sub-metering and energy conservation education
- replaced hot water storage tanks heated by central boiler with high-efficiency gas condensing hot water heater and storage tanks
- upgraded building ventilation by installing constant airflow regulators at all common bath and utility room exhaust points, and replaced rooftop exhaust fans with a single efficient fan
- new roof-top structural fan support is sized to accommodate a future whole-building heat pump and heat recovery unit

Anticipated Future Capital Improvement Work

- exterior insulation and finish system
- heat recovery ventilation upgrade
- solar hot water system
- common area lighting upgrade
- unit ceiling fan/lighting upgrade
- occupancy control of unit heating/fan/lights
- low flow toilet replacements
- unit electrical sub-meter & monitoring system

Anticipated Ongoing Operational Improvements

- energy & water conservation education for residents
- energy star appliance replacements

