



Port of Portland Headquarters Fact Sheet

Project description: A ten story structure including seven stories of public parking and three floors of office space located immediately east of the existing short term parking garage at Portland International Airport.

Total square footage:

Office: 205,000 sq ft.; 478 work spaces, conference rooms and public meeting space (located on the north half of the parking structure)

Parking Garage: 1,200,000 sq. ft; 3,500 parking spaces (500 for rental cars)

Project use:

The Port of Portland consolidated its 478 employees-240 employees from the former downtown headquarters and the 238 employees formerly in the airport terminal building into the new office space. The downtown building was sold for \$29 million to Washington Real Estate Holdings LLC and is leased to a new tenant, Northwest Evaluation Associates. The vacated airport terminal space was leased to other tenants in 2010.

Completion/move-in date: May 1, 2010

Green Features: Certified LEED Platinum (Leadership in Energy and Environmental Design). Key actions and features include:

Water

Water efficient fixtures

Intensive ecoroof at 10th floor; 10,000 sq. ft.

Native plants for landscape

Pervious paving at entry and other areas as applicable

Wastewater treatment through the Living Machine® system/Worrell Water Technologies, LLC and reuse of water in the office building

Energy

Passive radiant panel thermal comfort system

Closed loop underground heating and cooling system

High performance glazing

Daylighting at offices controlled with exterior shades and light shelves

Advanced lighting controls – dimming used in conjunction with daylight harvesting

Occupancy sensors within open office

Task lighting at workstations for individual control

Air/Global warming

Construction indoor air quality (control pollutant sources)

Green housekeeping

Zoning of housekeeping and copy/prINTER rooms

Low or no VOCs/emitting materials and paints

Energy Star roof membrane

Living Machine® system minimizes green house gas from wastewater treatment

Consumption and waste

Construction waste management
Minimization of use of materials
Material reuse
Water reuse
Recycled content for materials and assemblies
Use of rapidly renewable materials
Use of regional materials
Storage and collection of recyclables

Project-related construction and MWESB employment:

Approximately 2,500 workers
1 million hours of constructed related work
Small business utilization: 24 percent/\$45.8 million in contracts to 70 small businesses
Percent of labor hours performed by apprentices: 20; 20 percent of whom were women or people of color

Public Art

Linda Beaumont, Seattle, lobby terrazzo floor and core sculpture
Norie Sato, Seattle, fixed glass piece depicting air and sea travel
Jim Blashfield, Portland, multi-media
Pete Beeman, Portland, eco roof kinetic sculpture
Tony Johnson, Grande Ronde, Ore. and Adam McIsaac, Vancouver, Wa., carved doors, handles and transoms.
Art pieces moved from former HQ include: Hank Pender, Louis Bunce, and Manuel Izquierdo.

Total project cost: \$234.7 million

Parking garage, pedestrian tunnels and related utilities: \$156 million
Offices: \$78.7 million

Funding:

The new garage was funded with a combination of available working capital in the PDX Port Cost center and revenues from the cost center which includes parking, rental car, air cargo, and other revenues collected at the airport. The office building was funded with a combination of available working capital in the PDX Port Cost Center and airport revenue bonds paid for by the cost center. No state or local tax funds were used.

Architect: ZGF Architects LLP

General contractor: Hoffman Construction Company