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

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>CCC Reserves, SNAP BOND, &amp; BETC</td>
<td>$1,142,593</td>
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<tr>
<td>Portland Housing Bureau CDBG</td>
<td>$846,727</td>
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<td>Multnomah County Weatherization</td>
<td>$575,856</td>
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<td>NOAH/Enterprise OHAP</td>
<td>$15,000</td>
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<td>Energy Trust of Oregon</td>
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<tr>
<td>Enterprise Community Partners</td>
<td>$5,000</td>
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</tbody>
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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.

updated: June 6, 2012
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