

# DeSoto Building- Information & Historical Data



**LOCATION:** 720 NW Davis, Portland, OR

**SCOPE:** The building takes up a half a block along the Eastern edge of the Pearl District and the North park Blocks and the Western edge of Old Town. It was built in 1915 and 1916. This project encompasses the historic renovation of two adjoining buildings. The East building was once home to the DeSoto car dealership, while the west building, most recently occupied by Daisy Kingdom, fronts the North Park Blocks.

**ARCHITECTS:** LRS Architects designed improvements to the core and shell, upgraded seismic conditions to current code standards, adding entry canopies, repointing the exterior brickwork and creating a rooftop deck area. They also designed the main lobby, stair and corridor areas shared by the first and second floor tenants

**BUILDER:** R& H Construction **MEP ENGINEERS:** Glumac, Inc.

**STRUCTURAL:** Catana Consulting Engineers

**HISTORIC STATUS:** Historic Landmark Status

**BUILDING TYPE:** LRS' offices occupy the third floor, providing a consolidated home for the firm's current staff of 76.

**OWNERSHIP:** LRS joined with several art organizations to purchase the building, and consequently design improvements. The main lobby, stair and corridor areas are shared by the first and second floor co-owners. LRS is in the third floor with five established Portland art galleries occupying the retail street front: Augen, Froelick, Contemporary Crafts, Charles Hartman Fine Arts, and Blue Sky

**SIZE:** 58,000sf (LRS Offices 17,608sf at \$1,150,000)

**LEED RATING:** The LRS offices have been awarded a USBGC LEED Gold Certification for Commercial Interiors.

**DISCUSS PRESERVATION ASPECTS OF BUILDING AND HOW ADDRESSED:** As much of the existing building was preserved as possible in this reuse project. The design maximizes the use of existing materials found in the original building, salvaging beams and re-milling for the wall slat accents walls, and retaining the flywheel from the historic auto elevator as a design feature. The building has high ceilings, skylights and large windows that make it perfect for universal day lighting and views. In order to seismic ally upgrade the buildings, new internal shear walls were placed at the core of the floor plan, preserving maximum perimeter window access. Individual offices are at internal locations, and use glazing to provide privacy. The offices' conference room features rolling doors and curtain systems to provide configurations accommodating groups of five to 100.

## SOURCES:

Alison Titus, LRS Architect

DeSoto Building

[http://www.rhconst.com/portfolio/pdfs/Desoto\\_Building.pdf](http://www.rhconst.com/portfolio/pdfs/Desoto_Building.pdf)

LRS Office at the DeSoto

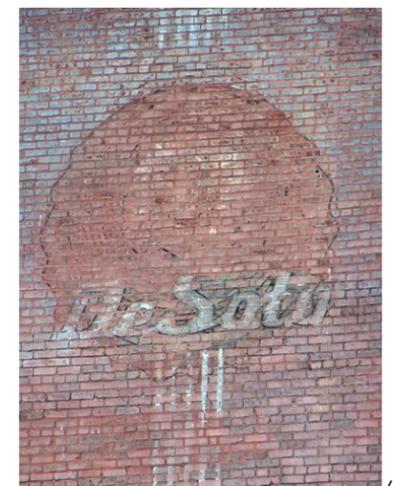
[http://www.lrsarchitects.com/PDFs/Sustainable\\_Desoto.pdf](http://www.lrsarchitects.com/PDFs/Sustainable_Desoto.pdf)

LRS Website

[http://www.lrsarchitects.com/EE/index.php/site/project\\_detail/4d](http://www.lrsarchitects.com/EE/index.php/site/project_detail/4d)

R&H Construction Portfolio

<http://www.rhconst.com/portfolio/projects.php?plD=648953>



# DeSoto Building- Sustainability Tactics

Cost Impact Report for Proposed LEED-CI Credits

39	18	Total Project Score	Possible Points	7	Responsible Party	Cost Impact	Last Verified	Comments
4		3	Sustainable Sites	7				
Y	?	N						
1		3	Credit 1 Site Selection	3	Melissa Bagg	?	5/23/2007	Cannot Meet
1			Credit 2 Development Density & Community Connectivity	1	Jason Tand	None	4/27/2007	Achieved by project location in urban zone
1			Credit 3.1 Alternative Transportation, Public Transportation Access	1	Jason Tand	None	1/4/2007	Achieved by project proximity to mass transit
1			Credit 3.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1	Jason Tand	Minimal	1/4/2007	Achieved by providing bicycle storage, shower, and changing rooms
1			Credit 3.3 Alternative Transportation, Parking Availability	1	Jason Tand	None	1/4/2007	Parking provided less than or equal to zoning minimums-need lease doc
2			Water Efficiency	2				
1			Credit 3.1 Water Use Reduction, 20% Reduction	1	Glumac	Minimal	2/23/2007	Achieved
1			Credit 3.2 Water Use Reduction, 30% Reduction	1	Glumac	Minimal	2/23/2007	Achieved
9		3	Energy & Atmosphere	12				
Y			Prereq 1 Fundamental Building Systems Commissioning		Glumac	\$6,500	11/7/2006	Glumac
Y			Prereq 2 Minimum Energy Performance		Glumac	?	11/7/2006	Show we meet code by prescriptive path
Y			Prereq 3 CFC Reduction in HVAC&R Equipment		Glumac	None	11/13/2006	Required, no cost - Shell Mech. Contractor to supply info
2	1		Credit 1.1 Optimize Energy Performance, Lighting Power	3	Glumac/ Mary Fitzpatri	Minimal	11/6/2006	Reduce connected lighting levels- T5's & T8's
1	1		Credit 1.2 Optimize Energy Performance, Lighting Controls	1	Glumac	Minimal	5/23/2007	Install daylight sensors- 1 row 20%/ 2 rows 30% - Point Denied
1	1		Credit 1.3 Optimize Energy Performance, HVAC	2	Glumac/ Mary Fitzpatri	?	2/23/2007	Can't obtain due to base building systems
2			Credit 1.4 Optimize Energy Performance, Equipment & Appliances	2	Mary Fitzpatrick	Minimal	1/4/2007	Energy-Star appliances and computers-- State rebates?
1			Credit 2 Enhanced Commissioning	1	Glumac/Trish	\$4,000	2/23/2007	Peer review by M/E consultant - Glumac can send to Seattle office
2			Credit 3 Energy Use, Measurement & Payment Accountability	2	Trish Nixon	?	5/23/2007	Gas & Electric Submetered. Need agreement in lease for tenant direct payment of water to get 2nd point.
1			Credit 4 Green Power	1	Trish Nixon	\$2,535	5/23/2007	Renewable Choice Energy - 2 year contract to purchase 50% renewable
8		6	Materials & Resources	14				
Y			Prereq 1 Storage & Collection of Recyclables		Janice	None	2/19/2007	Continue LRS recycling program- Report Required
1		1	Credit 1.1 Tenant Space, Long-Term Commitment	1	Trish Nixon	None	11/13/2006	Commit to 10-year lease (ownership)
1		1	Credit 1.2 Building Reuse, Maintain 40% of Non-structural components	1	Jennifer Wright	None	1/4/2007	All original components have been removed
1		1	Credit 1.3 Building Reuse, Maintain 60% of Non-structural components	1	Jennifer Wright	None	1/4/2007	All original components have been removed
1		1	Credit 2.1 Construction Waste Management, Divert 50% from Landfill	1	Contractor/Janice	None	11/13/2006	Per MR - May be difficult to achieve
1		1	Credit 2.2 Construction Waste Management, Divert 75% from Landfill	1	Contractor/Janice	None	11/13/2006	Per MR - May be difficult to achieve
1		1	Credit 3.1 Resource Reuse, Specify 5%	1	Jennifer Wright	Minimal	6/23/2006	Probably no resources available
1		1	Credit 3.2 Resource Reuse, Specify 10%	1	Jennifer Wright	Minimal	6/23/2006	Probably no resources available
1		1	Credit 3.3 Resource Reuse, 30% Furniture & Furnishings	1	Jennifer Wright	?	11/13/2006	Will be using some pre-owned furniture from CT
1		1	Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 post-industrial)	1	Anne Stende	Minimal	6/23/2006	Specification item, achievable
1		1	Credit 4.2 Recycled Content, Specify 20% (post-consumer + 1/2 post-industrial)	1	Anne Stende	Minimal	6/23/2006	Specification item, achievable with some effort
1		1	Credit 5.1 Regional Materials, 20% Manufactured Regionally	1	Jay Fesler	Minimal	2/23/2007	Specification item, achievable - May be furniture driven
1		1	Credit 5.2 Regional Materials, 10% Manufactured & Harvested Regionally	1	Jay Fesler	Minimal	2/23/2007	Point Denied
1		1	Credit 6 Rapidly Renewable Materials	1	NA	?	2/19/2007	Not Pursuing
1		1	Credit 7 Certified Wood	1	Trish Nixon	?	5/23/2007	Decided not to pursue
11		6	Indoor Environmental Quality	17				
Y			Prereq 1 Minimum IAQ Performance		Glumac	None	11/13/2006	Required, no cost
Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control		Trish Nixon	None	5/23/2007	No smoking building - stated in condo docs and lease agreement
1		1	Credit 1 Outdoor Air Delivery Monitoring	1	Glumac	?	2/23/2007	CO2 sensors, \$2,000 per sensor- Also saves energy
1		1	Credit 2 Increased Ventilation	1	Glumac	NA	2/19/2007	Not achievable due to existing equip.
1		1	Credit 3.1 Construction IAQ Management Plan, During Construction	1	Contractor/Monica	Minimal	5/23/2007	On-track
1		1	Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1	Contractor/Monica	\$3,000	5/23/2007	Denied due to timing of New Furniture install
1		1	Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1	Michael Jones	None	8/23/2006	Specification item, achievable
1		1	Credit 4.2 Low-Emitting Materials, Paints & Coatings	1	Michael Jones	None	8/23/2006	Specification item, achievable
1		1	Credit 4.3 Low-Emitting Materials, Carpeting Systems	1	Michael Jones	Minimal	8/23/2006	Specification item, achievable
1		1	Credit 4.4 Low-Emitting Materials, Composite Wood & Laminate Adhesives	1	Michael Jones	Minimal	8/23/2006	Specification item, achievable with some effort
1		1	Credit 4.5 Low-Emitting Materials, Systems Furniture & Seating	1	Michael Jones	?	5/23/2007	Furniture not tested
1		1	Credit 5 Indoor Chemical & Pollutant Source Control	1	Anne Stende	?	1/4/2007	MERV 8 filters, exhaust fans in storage rooms, walk-off mats
1		1	Credit 6.1 Controllability of Systems, Lighting	1	Eeshoo	?	2/23/2007	Provide task lighting for 90% of occupants- Purchase lights if need point - uses more energy
1		1	Credit 6.2 Controllability of Systems, Temperature & Ventilation	1		?	2/23/2007	Individual control of temperature for 50% of occupants- Not Attempting
1		1	Credit 7.1 Thermal Comfort, Compliance	1	Glumac	?	2/23/2007	Achieved
1		1	Credit 7.2 Thermal Comfort, Monitoring	1	Eeshoo/Payal	None	2/23/2007	Conduct a staff comfort survey- base document from Glumac
1		1	Credit 8.1 Daylight & Views, Daylight for 75% of Spaces	1	Mary FB/Payal	?	11/13/2006	
1		1	Credit 8.2 Daylight & Views, Daylight for 90% of Spaces	1	Mary FB/Payal	\$5,000	11/13/2006	Skylights- hard to get due to depth of space
1		1	Credit 8.3 Daylight & Views, Views for 90% of Seated Spaces	1	Mary FB/Payal	Minimal	11/7/2006	Relites in private offices/ low partitions
5			Innovation & Design Process	5				
1			Credit 1.1 Innovation in Design: Exceedence Credit	1	Glumac	Minimal	5/23/2007	40% water efficiency - Achieved
1			Credit 1.2 Innovation in Design: Green Housekeeping	1	Trish Nixon	Minimal	7/5/2007	Green Housekeeping
1			Credit 1.3 Innovation in Design: Exceedence Credit/ Alternatate Transportation	1	Jason Tand	None	2/19/2007	As per CIR ruling 09/22/06
1			Credit 1.4 Innovation in Design: Exceedence Credit	1	Jay Fesler	None	7/5/2007	Regional Materials 40% (Currently at 49%)
1			Credit 2 LEED™ Accredited Professional	1	Trish Nixon	None	10/31/2006	Achieved
			Innovation & Design Process-Alt	2				
			Credit 1.3 Innovation in Design: Education	1	Trish Nixon	Minimal	2.23.07	
			Credit 1.4 Innovation in Design: Paper Reduction Program	1	Michael Roberts	?	2/23/2007	(Institute electronic-only filing system) Requires CIR investigation

Project currently meets minimum score for:

GOLD



Several measures were taken to reuse the building sustainably while keeping the integrity of the historic DeSoto structure. For example, to maintain the historic status on the National Register, the existing windows, which are inoperable, could not be replaced. To address this, the HVAC systems are carefully zoned and supported through occupancy sensors, variable air distribution and CO2 sensors.

## SITE & DESIGN:

- Building location allows for convenient access to exiting alternative transportation networks
- Bike storage, shower and locker facilities are provided within the buildings
- Low workstation partitions and an open floor plan allow exterior views from 99% of works paces

## MATERIALS & RESOURCES CONSERVATION:

- Re-use of existing building shell
- 49% of all materials used were manufactured regionally
- 10% materials used were regionally extracted
- More than 80% of construction waste was diverted from landfills through recycling
- Salvaged beams from the existing building were re-milled to create wood slat accent walls
- 50% of the furniture is salvaged, refurbished or reused
- Interior glazing system can be retrofitted for future change and are easily de constructed and recyclable
- In-house recycling center includes mixed recycling, alternative plastics and compost
- A green janitorial service meeting Green Seal Standards, services the office and the buildings

## ENERGY CONSERVATION:

- 90% of all equipment and appliances are ENERGY STAR rated
- Daylight sensors adjust indirect lighting in the main office
- Occupancy sensors are provided in private offices, and support spaces
- High windows, high ceilings, skylights and non-perimeter private offices provide daylight to 99% of work spaces
- Green power was purchased

## WATER CONSERVATION:

- Dual flush toilets and ultra low flow urinals use less water
- Ultra low flow faucets use .5gpm aerators and infrared sensors
- Low flow faucets with aerators are installed in the kitchen and break rooms

## INDOOR AIR QUALITY:

- Carpet systems exceed the Carpet and Rug Institute's Green Label plus requirements
- Architectural casework, baseboard and wood doors are formaldehyde-free
- All carpet tile and linoleum adhesives are free of VOCs
- Smoke free environment
- Developed and implemented an indoor air quality plan to prevent air quality problems resulting from construction
- CO2 monitoring

Danielle Meyers - Historic Preservation & Sustainability - 4/24/09