



# Oregon

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PRESS RELEASE

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## State To Break Ground On New Office Building

### *North Mall Office Building Is First State Building To Be Built Using Sustainable Practices*

**SALEM (OR)**—The Facilities Division of the Oregon Department of Administrative Services (DAS) will be hosting a groundbreaking ceremony on *Thursday, April 11, 2002* for the new North Mall Office Building.

The North Mall Office Building is the pilot project under the Governor's Executive Order 00-07 on Sustainability. The Executive Order called for DAS to "use the North Mall Complex design, construction, and maintenance as a pilot project to employ and evaluate sustainability methods and programs." The architects, Yost Grube Hall Architecture, designed a building that will use a wide range of compatible, reliable, and sustainable materials as part of the building's construction.

#### **Schedule of Events**

The public is invited to gather at 11:00 am on Thursday, April 11, 2002, in the first floor conference room of the State Lands Building, located on 775 Summer St NE, Salem.

*Governor John A. Kitzhaber*; Salem *Mayor Mike Swaim*; Capitol Planning Commission *Jeannette Launer*; and, the building's designer, *Nels Hall*, with Yost Grube Hall Architecture will begin speaking at 11:30 am. The official groundbreaking will follow at the construction site west of the State Lands Building.

#### **Resource Information**

Governor's Executive Order 00-07 on Sustainability can be downloaded at <http://www.governor.state.or.us/governor/legal/execords/eo00-07.pdf>.

More information on sustainability as it pertains to the DAS Facilities Division can be downloaded at <http://www.facilities.das.state.or.us/gbintro.htm>.

## **Information About the North Mall Office Building**

The North Mall Office Building is the pilot project under the Executive Order 00-07 on Sustainability. Located on the North Capitol Mall, the building will provide 115,000 square feet of office space for three state agencies: Oregon Water Resources Department; Oregon Housing and Community Service; and, the Oregon Parks and Recreation Department.

### **Site Design**

An existing driveway crosses the site north of the Employment Building and will provide surface parking for visitors near the entry. Employee parking will be under the building, accessed from Winter Street. Planters over the edge of the parking area form the base for the building and will include storm water storage and treatment strategies. A small area over the parking entry will contain an "eco-roof" that also stores and treats storm water. A paved plaza will provide public open space by the building. A covered arcade will give access to the main entry and a link to Summer Street. A second major entry will be provided from Winter Street. Landscaping will direct pedestrians towards the building and blend with the Capitol Mall. Special attention was given to selecting draught-resistant, native plants.

### **Building Layout Design**

The building has two major parts: a three-story segment running east and west, and a two-story segment along Winter Street. This arrangement will allow the building to relate to the adjoining Employment Building and reduce scale near the residential neighborhood. The window layout and shading was refined based on computer modeling. Each face was designed to enhance day lighting and reduce heat gain and glare. Exterior materials and colors were chosen to blend with other Capitol Mall buildings. Brick will be used on the east and west facades, with light metal panels used on the north and south facades. In some locations, the concrete structure will be left exposed to reduce added finishes.

The "L" shaped plan joins the three basic zones into one building. Shared support spaces will be placed near the atrium—a large public space that provides the connection between the zones. It will feature daylight and uses natural ventilation, without air conditioning.

### **Sustainability Features**

#### **Site**

- Relocate and reuse existing house
- Topsoil stored for reuse on site
- Storm water planters and the "eco-roof" will improve storm water releases
- Unshaded surfaces have been reduced as well as hard surfaces
- Reduced light pollution from sight lighting

### **Water Efficiency**

- Efficient irrigation system that uses a non-potable source
- Use-sensors are installed on lavatories and water-closets

### **Energy and Atmosphere**

- Exterior and interior sunscreens control heat gain and glare improving day lighting
- Exposed concrete structure helps temper the interior
- Energy efficient indirect and direct lighting for office areas
- Access floor to distribute air provides individual control over flow and temperature
- Atrium space is naturally ventilated
- Air conditioning refrigerant is free of harmful chemical compounds

### **Materials and Resources**

- Seventy five percent of the construction waste will be recycled
- Uses a high percentage of fly ash a waste product for concrete and paving
- Fifty percent recycled steel content
- Interior finishes selected with recycled content
- Toilet partitions made from 100 percent recycled plastic
- Carpet tiles have recycled content and are recyclable
- Large portions of the systems furniture will be reused
- Locally mined and manufactured concrete and wood products
- A percentage of wood products from sustainable sources

### **Indoor Air Quality**

- An Indoor Air Quality Plan will be developed for construction and post-construction
- The ventilation system uses higher fresh air rates and has carbon dioxide and humidity controls
- Use of PVC (polyvinyl chloride) has been reduced
- Low volatile organic compounds containing products will be used
- Foam insulation will be formaldehyde-free

*A PDF copy of this press release can downloaded at <http://www.das.state.or.us/DASpublications.htm>.*