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Mechanical

Consultant: ?

McKinstry Oregon HQ

Portland, OR

August 27, 2008

**BUILDING STATISTICS I**

Building Name:McKinstry Oregon Headquarters

Location and site: 16790 NE Mason St, Portland OR 97230

Building Occupant:McKinstry Portland

Building type and SF: Office – type B (46,215SF) 441 person occupancy

Warehouse – type F1 (4,375SF) 44 person occupancy

Number of stories: 2

Primary Project Team:

Owner – McKinstry

General Contractor – Hoffman Construction Company

Construction Manager – TS Construction Management

Architect – Mildred Design Group, P.C.

Mechanical and Electrical Engineers – McKinstry

Structural Engineer – T.M. Rippey Consulting Engineers

Civil Engineer – AAI

Landscape Architect – Viridian Environmental Design, LLC

Geotech Engineer – Geo Design, Inc.

Dates of Construction: March 17, 2008 – March 1, 2009

Cost Information:

The most recent estimated cost of the entire project is $15.5 million. This includes construction costs, soft costs, and land for 2 buildings. For this thesis I will focus on the larger, office building. Costs for this building are $11.1 million (hard costs), $1,972,000 (soft costs), and $870,000 for land. This totals $13,942,000.

Project Delivery Method: Design - Build

**ARCHITECTURE**

Description:McKinstry Oregon Headquarters is a 2 story office building. The office is laid out in a simple rectangular grid. At the West end of the building a 1 story warehouse attaches at a rotated angle. The flat, tilt-up concrete walls have vertical and horizontal lines to break the long straight façade. The building has about 30% window area and employs solar shades and skylights. The owners are shooting for a LEED Gold rating.

Major National Model Codes: IBC 2006, as amended by 2007 Oregon Structural Specialty Code; ASHRAE 2004

Zoning: IG2 Industrial Park with Columbia South Shore Watershed underlay

Special requirements: The footprint of the building is strongly dictated by the Environmental Protection Zone which surrounds the property. In this zone, there are setbacks which don’t allow anything to be built, no alterations to the landscape, and no overhangs.

Building Envelope: The envelope starts at its base with a reinforced concrete slab (there is no basement). The exterior walls are tilt-up concrete panel walls backed by 3-5/8” metal studs and 3.5” batt insulation. Approximately 30% of the office façade is glazing and windows are double glazed. A built-up roof with 3” rigid insulation and 1.5” metal decking tops off the structure. The roof also has several translucent skylights for natural day lighting.