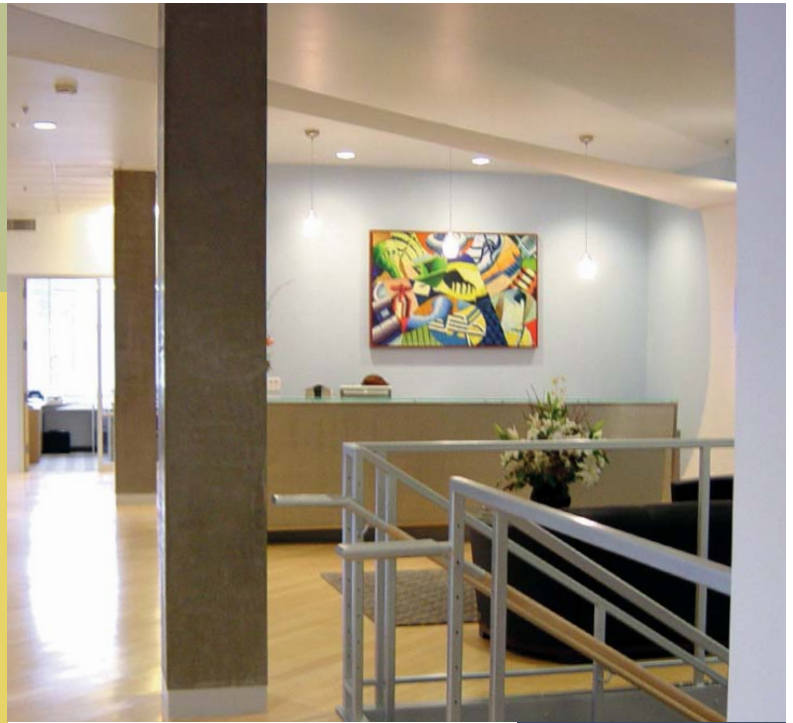


INTERFACE ENGINEERING

- > TO “WALK THE TALK” OF SUSTAINABILITY IN OUR NEW OFFICES, BY INCORPORATING AS MANY SUSTAINABLE FEATURES INTO THE DESIGN AND CONSTRUCTION AS POSSIBLE.
- > TO USE THE “LEED™ FOR COMMERCIAL INTERIORS” (LEED-CI) GREEN BUILDING RATING SYSTEM FOR TENANT IMPROVEMENTS RECENTLY DEVELOPED BY THE US GREEN BUILDING COUNCIL.



After more than 30 years in suburban Milwaukie, Interface Engineering decided to relocate our corporate headquarters to downtown Portland, to be closer to our clients and to afford our employees many of the benefits of a downtown office location. Locating close to public transportation was a key aspect of our decision, and we chose a site flanked by two light rail lines, and only two blocks from the main downtown bus mall. Built in the 1920s and listed on the National Register of Historic Spaces, the Mohawk Building at Third and Morrison most recently housed a “dot.com” company that had vacated its space on the fourth and third floors. Directing our design effort for the new space were Omid Nabipoor, president of Interface, and Tracey Simpson, IIDA, director of interior design at Fletcher Farr Ayotte PC. The remodel of 20,000 SF of office space began in the summer of 2002, and Interface occupied the new space in November.

In the spring of 2002, Interface decided to apply the new LEED-CI standard for tenant improvements. The system gives credits in five generally recognized green building categories and also gives credit for innovative design measures. With a small tenant improvement allowance and a modest rent concession, Interface was able to take the existing space and use most of it intact. This approach not only benefited the company, but followed the first dictum of green building, “above all, do no harm.”

Meeting LEED-CI Guidelines

The *sustainable site* category for LEED-CI involved the selection of an existing building with operable windows. The building is also located within the urban core, and is within ½ mile of commuter rail and ¼ mile of two or more bus lines. The company is providing 60% of the cost of monthly passes for Tri-Met to all employees; currently more than 70% of the staff is taking public transportation or walking to work. Bicycle storage and changing and showering facilities are conveniently located, and parking use is minimized to local zoning levels. The company also purchased two Honda Civic hybrid cars for business use.

FAST FACTS

Location

Portland, Oregon

Interiors Architect

Fletcher Farr Ayotte PC

General Contractor

 The Whitley
Building Group

Mechanical Contractor

Hunter-Davisson

Electrical Contractor

Gold Star Electric

Completed

November 2002

Construction Cost

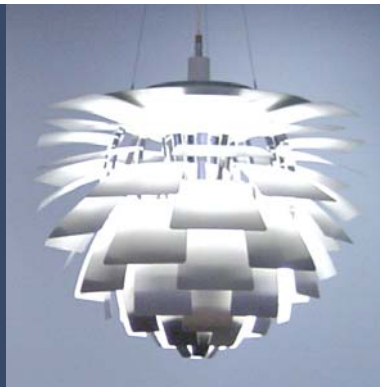
\$500,000

Size

20,000 Sq. Ft.

Awards

 International Illumination
Engineering Society,
Pacific Northwest
Chapter Regional Award
of Merit

“WE WANTED TO MAKE A STATEMENT THAT WE BELIEVE SUSTAINABILITY NOT ONLY PERTAINS TO OUR FIRM’S DESIGN WORK, BUT ALSO TO OUR INTERNAL OPERATIONS. WE MADE OUR TENANT IMPROVEMENTS IN A SUSTAINABLE WAY, AND THE US GREEN BUILDING COUNCIL’S LEED-CI STANDARD TO SHOW IT.”

Omid Nabipoor, President
Interface Engineering

PROJECT TEAM

Interface Team

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Meeting LEED-CI Guidelines, Continued

Energy efficiency requirements were met in several creative ways. Interface’s own in-house team of commissioning experts and test and balance technicians completed commissioning for the two floors. Energy-efficient “direct/indirect” lighting fixtures were designed and installed; the high preponderance of daylighting available to the space, especially on the fourth floor, allows many of the occupants to use no electric lighting, even in winter. Occupancy sensors and time clocks were also installed to ensure that lights are off when spaces are not in use.

Interface took special care to ensure that *materials and resources* used were also in keeping with green standards. Building materials already in the space were reused, with more than 75% of the non-shell components retained. Furniture and fixtures from the previous office were reused wherever possible. More than 20% post-consumer recycled content materials, such as CollinsPine™ particle board, were used to create all new workstations and files for each employee. Of these materials, more than 20% were manufactured in the Northwest and more than 10% came from regionally extracted wood products. Rapidly renewable materials, such as bamboo flooring, were incorporated. Carpets were patched and reused wherever possible.

LEED-CI *indoor environmental quality* guidelines were also met. During construction, extensive measures were taken to avoid introducing contaminants into the environment; after occupancy, there was no “new building smell”. Low-emitting materials, such as paints and adhesives, were chosen. Low-emitting furniture and furnishings were also chosen. Thermal comfort along the windows is maintained by operable windows and individually controlled thermostats for the heating system. In order to enhance health and productivity, more than 50% of the work spaces have adequate daylighting for critical visual tasks, and more than 90% of the work spaces have a direct line of sight to vision glazing.

Innovation credits applied include the subsidy for transit passes and the high level of salvaged material and recycled content in furniture and furnishings.

Interface a large, full-service commercial mechanical and electrical engineering firm headquartered in Oregon. With approximately 120 employees, Interface has offices in Portland and Salem, Oregon; Kirkland, Washington; and Sacramento, California. Interface’s significant specialty practices include sustainable design, energy conservation, lighting design, building commissioning, fire/life safety systems, code consulting and data/telecommunications systems.

