

# New LEED® Gold Building Brightens Portland Cityscape

The Courtyard by Marriott, Portland City Center, a major eco-friendly renovation project, recently received Leadership in Energy and Environmental Design (LEED) Gold certification from the U.S. Green Building Council. It was designed by BIM-focused Portland-based SERA Architects whose efforts were supported by their software solutions source, Ideate, Inc.

It is the Pacific Northwest's and Marriott's first LEED Gold hotel. The building achieves remarkable efficiencies in energy consumption and water use. It provides select-service hotel guests with excellent comfort and amenities, minimizes impact on the environment and embellishes the city's aesthetic.

The focus of SERA's 'whole building' integrated project design included guest comfort, increasing client market share, ensuring quick cost-benefit pay-back and melding the Marriott brand with Portland's personality.

SERA Architects, led by Gary Golla, designed with Autodesk Revit Architecture and a complement of BIM-focused Autodesk software from Ideate, Inc. According to SERA Principal, Joe Pinzone, "Ideate understands architects." The SERA team relies on Ideate training and its professional Portland community events to advance their software mastery.

Autodesk Navisworks allowed SERA's team to share, combine, review and refine the 3D Revit model so they could be proactive during design instead of reactive during construction.

The project challenge was multifold: replace the entire facade, add three floors above the existing 13 story structure, redesign and replace the building skin, completely renovate the internal structure including new mechanical systems, demolish an adjacent three-story structure, replace it with a new three-story back-of-house support structure, tie the structures together to function as one building and create a stunning new, artful custom interior.

The results reflect the innovative model. Each guestroom features distinctively Portland photographic "headboard" images. Original ceramic pieces and hand painted canvases created by Oregon College of Art and Craft students also grace guest spaces. Uniquely Oregon images mark the elevator landings.

A river motif courses through the custom-designed carpeting along with other themes from nature that are reflected in fabrics and wall coverings. The design conveys the textural, abstract and varied landscapes of contemporary Oregon.

The vacant end-of-disco era office building and adjacent site is renovated into 256-guest rooms, meeting and convention space, ballroom, fitness center, and a new Sage Restaurant Group restaurant-diner called The Original, a Dinerant. The development revitalizes a downtown site that had long been underutilized and in sore need of a mend in the urban fabric.



Image courtesy SERA Architects. Photo by Michael Mathers.

**Developer** JER Portland Hotel LLC  
**Completed** 2009  
**Size** 256 guestrooms approximately 6,000 sf meeting space  
**Construction Cost** \$39,000,000

## Green Highlights:

### Sustainable Sites

- Located at epicenter of Portland transit system
- Employee bicycle storage
- Heat island reduction
- Light pollution reduction

### Water Efficiency

- 26% water-use reduction
- \$124,000 reduction in city System Development Charges

### Energy and Atmosphere

- 30% energy-use reduction (equivalent to consumption of 42 households)
- \$637K state grant & tax-credit incentives
- 100% green power
- Enhanced commissioning

### Materials and Resources

- 75% waste diversion

### Indoor Environmental Quality

- Low-emitting adhesives/sealants, paint and carpet
- Low-VOC wall covering

### Innovation in Design

- Green housekeeping, including recycling separation of guestroom trash

### Cost/Benefit Analysis

- 1.2% hard and soft cost premium to pursue LEED
- \$0 premium to pursue LEED after factoring in Oregon incentives
- In 10 years the property will save over \$600,000 in utility costs

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