

Marshall-Wells Lofts

PORTLAND, OREGON

Services

MEP Engineering
Sustainable Design
Fire/Life Safety

FAST FACTS

Architect

Ankrom Moisan Associated Architects

General Contractor

Howard S. Wright Construction Co.

Completion

October 2002

Building Size

310,000 sf

Project Cost

\$22.6 million

Contact

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Photos: Sally Painter



Marshall-Wells Lofts derives its name from a hardware company that built the structure in 1910 for warehousing their inventory. A sturdy, heavy timber building with original beams the size of tree trunks, it is transformed into 164 moderately-price condominiums, 193 parking spaces and 5,100 sf of ground floor retail space. Among the improvements is a 4,500 sf open-air atrium cut into the center of the building from the third floor up, to provide needed natural light and outside air.

Interface Engineering was selected to provide mechanical, electrical and fire/life safety design. In accordance with the owner's objective to offer affordable housing, Interface specified high-efficiency gas water heating systems and high-efficiency split systems for air conditioning to cut utility costs.

Savings for renovating the building were \$6 million when compared with the cost related to a total replacement building.