



## ZGF ARCHITECTS, LLP PORTLAND, OR

ZGF's office space, and the 23-story building in which it is located, are registered to receive double LEED® Platinum certification; NC for new construction and CI for commercial interiors. By using FSC Certified wood for some of the desks and floors to installing the latest in HVAC technology, ZGF has created a laboratory where clients experience two of the hottest trends in workplace architecture—collaborative spaces and sustainability.

LEED CI & NC Platinum  
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**HAWORTH PRODUCTS**  
Access Floors: TecCrete®

**ARCHITECTURE & DESIGN**  
ZGF Architects, LLP  
Portland, Oregon

**ENGINEERING & CONSTRUCTION**  
Glumac  
Portland, Oregon

David Evans and Associates  
Portland, Oregon

KPFF Consulting Engineers  
Portland, Oregon

Hoffman Construction  
Portland, Oregon

**HAWORTH FLOORING CONTRACTOR**  
CSI Interior Contractors  
Portland, Oregon



ZGF's 85,000 sq. ft. workspace occupies four floors above the street level retail space. "Social atriums", or wide stairways, help foster collaboration by connecting the office's floors. Above the offices are 17 floors of "ecochic" apartments; and atop the building is the first U.S. installation of small-scale, building-integrated, wind turbines in an urban high rise, according to ZGF officials. Back in ZGF's workspace, large operable windows provide natural light and ventilation.

Raised access flooring throughout the space covers under floor air and modular power. The floor was left bare as much as possible to minimize materials and cost.

Alan Gerencer, ZGF Associate Partner, said, "We chose TecCrete because we wanted to use as few resources as possible. The TecCrete product allowed us to leave the floor exposed, creating a raw space, using finishes only where necessary. Exposing the TecCrete seemed like a no brainer."

Haworth integrated bare TecCrete with the other finishes throughout the space by recessing the areas where floor coverings are used—so that ceramic tile, hardwood, and carpet are flush with the TecCrete—giving the appearance of a single height floor.

The offices are cooled by an under floor air distribution system as well as a chilled-beam system, which requires less energy than traditional air conditioning. It uses cold water piped in from the chilled water plant through pipes in the ceilings, so cold air filters down naturally. The week the staffers moved into the building the temperature outside was over 100 degrees every day, yet the under floor air system worked so efficiently they didn't even need to use the supplemental chilled beam cooling system.

The hydronic heating system runs at the perimeter of each floor at the base of the curtain wall. Typically, grills are placed on top of the floor; however, the Haworth Flooring Contractor recessed the grills into the floor for a flush fit, clean appearance, and a highly functional solution. Each workstation includes an adjustable vent to control temperature, a motion detector to turn off task lights and computer monitors to reduce unnecessary use of energy.

**COMPANY PROFILE**  
For over 50 years, ZGF has been recognized for design excellence and quality, having won more than 450 national, regional, and local awards. Their Portland office project is the anchor for the transformation of an urban neighborhood and is a demonstration for future sustainable design.

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