BUD CLARK COMMONS

655 NW IRVING ST PORTLAND, OR 97209



PROJECT SUMMARY

Project Type:	New Construction							
Technologies:	See eco roof specifics below: other building features: solar panels for hot water; heat							
	recovery system; fiberglass windows with sensors to turn off the heat when opened; bio							
	swales; green eco roofs; grey water recycling							
Benefits:	Applying for LEED Platinum Certification							
Costs:	Total Project Costs: \$46.9 million							
Constructed:	Overall project: November 2009 – May 2011							
	Eco roof portion: January 2011 - May 2011							

Introduction

The Bud Clark Commons is a cornerstone of the City of Portland and Multnomah County's Ten-Year Plan to End Homelessness. An innovative partnership between the Portland Housing Bureau, Home Forward (formerly Housing Authority of Portland), Transition Projects, and Multnomah County, the Commons provides vital resources, shelter, and housing placement services to people experiencing homelessness in Portland. Centrally located at the west-end of the Broadway Bridge, The Commons will be a hub for information and referrals, bringing together services and providers in one location.

The completed project will consist of:

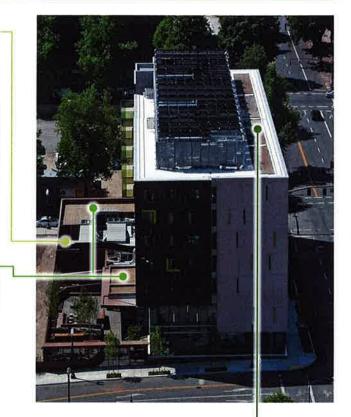
- 130 apartments for the most vulnerable people experiencing homelessness. The building, as well as the permanent supportive housing units, will be managed by Home Forward.
- Day resource center, operated by Transition Projects, will offer services to address basic needs, as well as connections to a wide range of community resources.
- A 90-bed men's shelter that will be managed by Transition Projects

Stormwater System and Eco roof Benefits and Management Goal

- Mitigate Heat Island Effect: Help to reduce reflective heat, heat gain, and reduce pollution.
- Mitigate the amount of run-off from the building and surfaces thereby reducing city waste water.
- Reduce City water operating expenses through the reduction of storm water runoff and grey water building systems which directly affect overall utility billing for the project.
- Included bioswales to control storm water with drought resistant, irrigation-free landscaping.

SYSTEM COMPONENTS

Ecoroof 1		
Component	Supplier	Quantity
Membrane	TREMproof 6100 by Tremco	216SF
Root barrier	HDPE Protection/Barrier Course by Tremco	216SF
Drain mat	TREMdrain 1000 composite drainage panels by Tremco	216SF
Protection board	POWERply Smooth SBS sheet by Tremco	216SF
Growing media	PRO-GRO Extensive by Pro-Gro Mixes	216SF
Edging	Trex Decking	36LF
Other	2" Plazamate Extruded Insulation by Dow	216SF



Ecoroof 2		
Component	Supplier	Quantity
Membrane	TREMproof 6100 by Tremco	1384SF
Root barrier	HDPE Protection/Barrier Course by Tremco	1384SF
Drain mat	TREMdrain 1000 composite drainage panels by Tremco	1384SF
Protection board	POWERply Smooth SBS sheet by Tremco	1384SF
Growing media	PRO-GRO Extensive by Pro-Gro Mixes	1384SF
Other	2" Plazamate Extruded Insulation by Dow	1384SF

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Ecorosi 3		
Component	Supplier	Quantity
Membrane	TREMproof 6100 by Tremco	1408SF
Root barrier	HDPE Protection/Barrier Course by Tremco	1408SF
Drain mat	TREMdrain 1000 composite drainage panels by Tremco	1408SF
Protection board	POWERply Smooth SBS sheet by Tremco	1408SF
Growing media	PRO-GRO Extensive by Pro-Gro Mixes	1408SF
Edging	Trex Decking	416LF
Other	2" Plazamate Extruded Insulation by Dow	1408SF

BUDGET

Component	Quantity	Unit cost	Labor cost per unit	Total cost
Membrane	3008SF	\$1.50	\$1.85	\$10,076.80
Root barrier	3008SF	\$0.35	\$0.30	\$1,955.20
Drain mat	3008SF	\$0.65	\$0.25	\$2,707.20
Protection board	3008SF	\$0.85	\$0.35	\$3,609.60
Growing media	3008SF	\$2.28	\$2.28	\$13,716.48
Edging	452LF	NA	NA	NA

Extruded Insulation	3008SF	\$6.40	\$0.60	\$21,056.00
Subtotal				\$53,121.28
Delosperma Cooperi	210SF	\$3.22	\$3.22	\$1,352.40
Sedum Acre	281.6SF	\$3.22	\$3.22	\$1,813.50
Sedum Album	281.6SF	\$3.22	\$3.22	\$1,813.50
Sedum Divergens	582.4SF	\$3.22	\$3.22	\$3,750.66
Sedum Hybridum	558.4SF	\$3.22	\$3.22	\$3,596.10
Sedum Oreganium	406.4SF	\$3.22	\$3.22	\$2,617.22
Sedum Sexangulare	229.2SF	\$3.22	\$3.22	\$1,476.05
Sedum Spurium 'Fuldaglut'	138.4SF	\$3.22	\$3.22	\$891.30
Sedum Stoloniferum	160SF	\$3.22	\$3.22	\$1,030.40
Sedum Teratum	160SF	\$3.22	\$3.22	\$1,030.40
Subtotal				\$19,371.52
Total				\$72,492.80

MAINTENANCE AND MONTORING

TASK	FREQUENCY								TOTAL				
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Weed/Hand clip	*	*	*	*	*	*	*	*	•	*			•
Sweep/Blow walks	*	980	*	•	*	*	.*)	*	*	*	*	*	*
Police/Hand weed/ Rake													
Beds	*	:*:			*	*	*	*	*	*	*	*	
Spray weeds			*		*	•	*	*		*			
Pre-emerge weed control			1 -							1			2
Post-emerge weed control	*		*	•	*	*	*	*	*	*	*		
Fertilize trees & shrubs				1						1			2
Landscape litter control	5	4	5	4	4	4	5	4	4	4	4	5	52
Landscape leaf removal	1									1	2	1	5
Prune trees/shrubs/perennials					*						*		
Groundcover/vines (cut back)													
Irrigation				Turn on		Monitoring system Turn off				*			
Monthly walk through				1	1	1	1	1	1	1	1		6