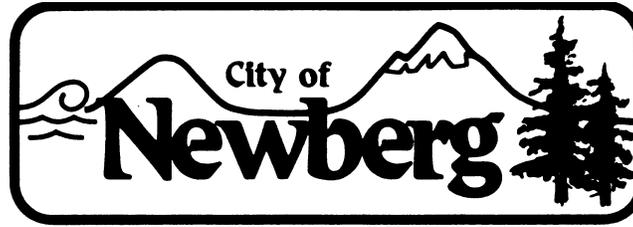


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## Planning and Building Department

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# News Release

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**FOR IMMEDIATE RELEASE**

The City of Newberg is pleased to announce the recipients of the 2012 Community Enhancement Awards. In the Institutional category, the award is presented to the Portland Community College for the construction of the Newberg Center. In the Commercial category, the award is presented to Jay and Amy Ouellette for their conversion of an older home into offices, which they have named the Redwood Suites.

The Portland Community College – Newberg Center, which is located at 135 Werth Boulevard, is a beautiful new addition to our community. At 13,500 square feet, PCC Newberg features five classrooms (two of which can become one large multi-purpose room when the folding partition is opened), an administration space, a reception area and a large commons area for student interaction. The beauty of this new facility radiates not only from its stunning physical appearance, but from its functional attributes as well. The building has been designed and constructed to achieve a high level of sustainability. In fact, the Newberg Center is anticipated to be “Net Zero, Carbon-Neutral” – meaning it will generate the same amount of energy it expends. It currently is one of only a handful of academic facilities in the country considered “Net Zero-ready.” The building’s energy efficiency results from implementation of new technology to operate relatively simple building systems like passive ventilation, radiant heating, natural daylight and solar energy. This approach has enabled PCC to eliminate conventional mechanical systems such as air handlers and air conditioning units, which saves energy and money and helps to reduce carbon emissions.

Many important organizations have already taken notice of the Newberg Center’s high level of efficiency. PCC has just been notified that the project has qualified for platinum level LEED-NC certification, which stands for Leadership in Energy and Environmental Design with a special focus on new construction. In

addition, Hennebery Eddy Architects, the center's architects, received the Sustainable Design Award from the Portland chapter of the American Institute of Architects for the firm's work on PCC Newberg, as part of the organization's Design Awards in the fall of 2011. Moreover, the facility's design was named runner-up in the "As Designed" category by Architecture 2030 at the first-ever 2030 Challenge Design Awards that took place in October 2010.

Construction of the PCC Newberg Center is the result of many years of cooperative effort between PCC and many organizations and citizens of our community. The launch of PCC Newberg Center last fall happened to coincide with the college's year-long kickoff throughout the district to celebrate its 50<sup>th</sup> anniversary. "It's interesting to see the 'new' and the 'old' coming together simultaneously . . . the birth of something so remarkable and special – like PCC Newberg – being celebrated at the same time we're taking stock of the college's 50 years of accomplishments throughout the Portland metro area," said Linda Gerber, president of the college's Sylvania Campus. "We have – literally – built a solid foundation here, given all the care and precision that has gone into the planning of this facility and our integration in the community," said Gerber. "With that as our springboard, I have no doubt that together we'll achieve major milestones in the next 50 years, right here in Newberg."

The PCC Newberg Center was financed through voter approved bonds in 2008.

The recent remodeling of an older home in downtown Newberg is another wonderful example of sustainability through its reuse of an existing facility. The new Redwood Suites, located at 200 East Second Street, was derived from a house purchased by the Ouellette family in 2008. The conversion of the home to commercial space, which was originally built in 1895, began with removing all of the unwanted parts of the building, such as non-original bathroom and utility room additions, the entry porch, and all the interior walls. Eventually the building was 200 square feet smaller and only the original roof, floor, studs and exterior siding remained.

The next step involved construction that would transform the building into a commercial space. The interior was reconfigured into office suites and an ADA bathroom. All new windows, siding, roofing were installed, and most of the foundations are new. All the wall, floor and roof cavities were insulated to meet the current energy code. The covered entry and parking lot is graded to provide ADA accessibility. One of the outstanding aspects of this effort is the extensive re-use of materials that were found on and off site. The eight foot doors of the entry foyer originated from the court house in Portland, Oregon. Rough sawn cedar mill end boards cover the 9 1/2 foot ceilings. The family used local contractors and suppliers when hiring out parts or purchasing building materials and landscaping plants. The building remodel was completed and occupied in March, 2011.

The Ouellettes noted that all the demolition work was accomplished by the teenage children of the family and their friends. Of particular fun for the teenage boys was use of power equipment such as jack hammers for busting up old concrete. Eli Ouellette, son of Jay and Amy Ouellette, revealed that he enjoyed both the wild abandon of ripping out walls as well as the satisfaction of carefully rebuilding a section of the house at a time. They all learned to pour and finish concrete, remove and replace roofing material, build walls, trim, and paint.

An outstanding feature to the Redwood Suites property is its namesake: a 100 foot tall Redwood tree which stands prominently adjacent to the building. With the assistance of the City of Newberg, the tree was preserved and maintained through the use of pavers and creative storm drainage. In fact, the Ouellettes expressed their appreciation for the partnership with the City of Newberg throughout this effort. "Newberg is

a great place to do business, and the City of Newberg's Planning and Building departments have been a pleasure to work with to accomplish our office building project.”

The City of Newberg will present that 2011 Community Enhancement Awards will be presented at the Chehalem Valley Chamber of Commerce’s Community Awards Banquet. The banquet will begin at 5:30 p.m. on Saturday, April 28<sup>th</sup> at the Newberg Armory (620 N. Morton Street).