



## *Port Townsend City Hall Annex*

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**Location:** Port Townsend, WA  
**Type:** Public building  
**Developer:** City of Port Townsend  
**General Contractor:** Dawson Construction

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### **Forests:**

- Fort Lewis Army Base, Washington
  - Roseburg Forest Products, California
  - Collins Companies, Almanor Forest, California
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### **Wood Products:**

- 31,000 board feet Doug-fir lumber
  - 16,000 board feet of Hem-fir lumber
  - 44,000 square feet of plywood
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The 1892 Port Townsend City Hall is being renovated according to national green building standards.

## **Committed Teamwork**

The City of Port Townsend is living in the past, present and future with a renovation project underway at City Hall. A forward-thinking team of players is working to ensure that the Victorian landmark benefits from the latest green building ingenuity. Ecotrust Market Connections is helping to ensure that the project is supplied with Forest Stewardship Council (FSC) certified wood, and if all proceeds according to plan, the building will earn a Leadership in Energy & Environmental Design (LEED) silver certification upon completion in late 2005.

When the Port Townsend City Hall was completed in 1892, initial costs ran to just \$85,000. Its council chambers have hosted the give and take of democratic processes for 114 years, and during the 1970's, the building was added to the list of National Historic Landmarks. The building's materials were designed to last, but after 112 years of service, the city's maritime climate has taken its toll. With so much history and investment in their City Hall, the City and its citizens saw an opportunity to renovate and retrofit this cornerstone of public life.

In 2001, City Engineer David Peterson attended a presentation about the sustainability movement. At the same time, Dave Rutherford of ARC Architects was speaking with the City of Port Townsend about the newly developed LEED program. "Things just seemed to come together at the same time," Peterson



Architectural plans for the redevelopment show the new annex designed for the southwest side of the original structure. Over 90% of the new wood used in the redevelopment will be FSC-certified.

recounts. “We were learning about sustainability, and Dave from ARC was introducing us to LEED and green building.” Ideas to make the City Hall a green building began to flow, and a Task Force Committee of private citizens was formed to provide guidance to the project.

One of the green building features highlighted early in the project was the use of FSC-certified wood. Not only would the use of FSC wood earn the project points from the LEED program, but it would also contribute to a growing market of wood products that originate in forests whose management plans are third party certified. The market for FSC-certified products has been steadily growing for over ten years, a trend that is beginning to transform the forest products industry.

In June 2003, the Port Townsend City Council approved plans to restore the exterior façade and to build an adjoining annex, and in February 2004, the project was registered with the US Green Building Council’s LEED program. Requests for bids went out to general contractors later that spring, but they all came back over budget. Eventually, Dawson Construction of Bellingham, Washington won the bid. They began working with the City to find ways to save money so that the project’s goals could be reached within budget.

Dave Rutherford of ARC Architects recalls, “During this time FSC certified products were seen as a place where money could be saved, but the Task Force Committee and City employees held to their initial commitment to use FSC.” Their specifications were met by local FSC-certified supplier Edensaw Woods. Charlie Moore, co-owner of Edensaw Woods and Kent Goodyear of Ecotrust’s Market Connections worked together to find manufacturers who could provide lumber and plywood to fit the project’s specifications. “Kent Goodyear of Ecotrust’s Market Connections program was instrumental in making this happen,” testified Moore. “He communicated with the whole team and made sure that we knew the right suppliers.”

With a commitment from the City of Port Townsend, the general contractor, a local supplier, an innovative architecture firm, and a non-profit focused on building sustainable communities, this project is on track to contribute to the growing market for FSC-certified lumber in green building projects.

*Learn how to source the good wood now.*

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