

## ZGF in Seattle, Washington

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2013-01-31



*The [Federal Center South Building 1202](#), located on a brownfield site in Seattle, Washington was designed by [ZGF Architects](#) for the Army Corps of Engineers. Photo: Benjamin Benschneider/ Courtesy ZGF*

The [Federal Center South Building 1202](#), a General Services Administration building in Seattle, Washington, has been completed. [ZGF Architects](#) was part of the 209,000-square-foot (19,400-square-meter) project's design-build team, along with Sellen Construction.

The metal panel-clad building, which is targeting LEED Platinum certification, is a new headquarters for the U. S. Army Corps of Engineers. Built on a brownfield site adjacent to a federal superfund site, this project's plan is in the shape of a horseshoe, a form which the firm attributes to local geographic features -- particularly the oxbows that are characteristic of the Duwamish Waterway.



*The skylit atrium of the Federal Center South Building 1202. PR Newswire/ Courtesy ZGF Architects*

At the center of its plan, a large, three-story atrium serves many roles in the building's design: a circulation core, an air-return plenum, and day-lit garden courtyard. A hybrid structural system of exposed wood and steel reinforces a connection with the neighborhood's warehouse past, and with an adjacent 20th-Century warehouse building designed by [Albert Kahn](#).

Some of the sustainable features of Federal Center South Building 1202 include: a multi-well ground-source heating and cooling system, a rainwater capture system and 25,000-gallon (95,000-liter) cistern, occupancy sensors and extensive daylighting, an under-floor ventilation system featuring 100% outside air.





*One end of the building's horseshoe main mass. Photo: Benjamin Benschneider/ Courtesy ZGF*

The building is expected to have an Energy Use Index (EUI) of 5.8 kilowatt hours/ square foot/ year ( $64 \text{ kWh/m}^2/\text{year}$ ), achieving 40% below ASHRAE 2007 benchmarks, and an Energy Star score of 100.

### **Project Details**

**Size:** Three-story, 209,000 SF building (180,000 SF of office and conference space)

**Project cost:** \$72 million -- \$270 / square foot for building only (excluding site work and warehouse demolition)

**Location:** 4735 East Marginal Way, Seattle, WA 98134

**Construction Start Date:** July 2010

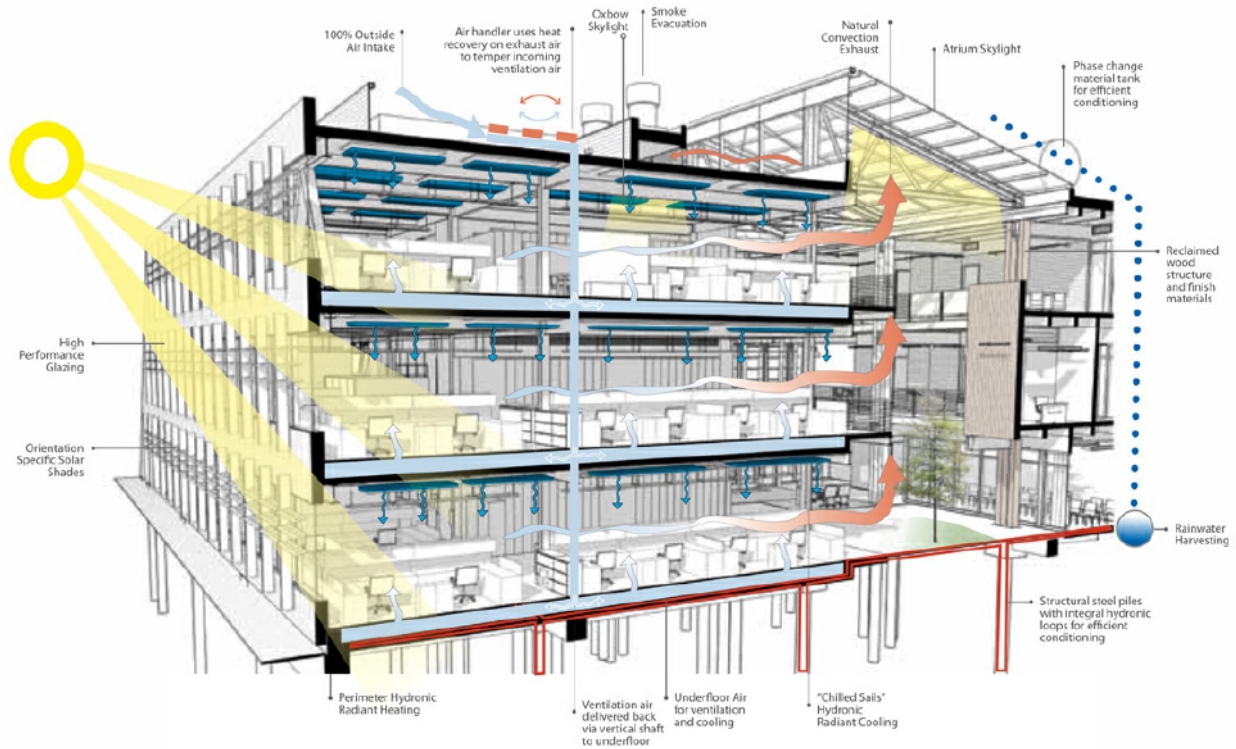
**Completion Date:** October 2012

**Tenant:** U.S. Army Corps of Engineers

**Owner:** U.S. General Services Administration

**Construction manager Assistant and Commissioning Services:** Heery

**Funding:** American Recovery and Reinvestment Act (ARRA)



*Section-perspective diagram showing many sustainable features of the LEED Platinum-targeting Federal Center South Building.. Image: ZGF*

## Project team

**General Contractor:** Sellen Construction

**Design Architect:** ZGF Architects LLP

**Structural and Civil Engineer:** KPFF Consulting Engineers

**Mechanical / Plumbing:** WSP Flack + Kurtz / University Mechanical

**High Performance Design:** Built Ecology

**Lighting:** WSP Flack + Kurtz

**Telecommunications:** WSP Flack + Kurtz

**Electrical:** Lane Coburn & Associates, LLC/Sequoyah Electric, LLC

**Landscape architecture:** SiteWorkshop LLC

**Graphics and Signage:** Studio SC

**Elevator:** Lerch Bates

**Acoustical:** The Greenbusch Group

**Life Safety:** Rolf Jensen & Associates / Tuazon Engineering

**Geotechnical / Soils:** Hart Crowser & Associates, Inc.

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