

Fact Sheet

The Seattle Federal Center South Complex

Built in 1932, Modernization project for 1202 Building completed in October 2012



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The Seattle Federal Center South (FCS) office and warehouse complex was not originally designed for federal use. It is a unique federal asset with its rail, water, and pier access. This 40+ acre complex consists of three buildings of mixed-use office and warehouse space located on the Duwamish Waterway in an industrial and manufacturing area. It contains a deepwater port and rail access, several miles south of the City of Seattle. The property is located on East Marginal Way, an extension of Highway 99, allowing rapid access to the Seattle Central Business District, which is three miles north of this facility. The two major Interstates, I-5 and I-90, are both also about one mile northeast of the property.

Renowned architect Albert Kahn designed the office building and warehouse in the 1930's as a Ford Motor Co. assembly plant. Ford gave the facility to the U.S. Army in the 1940's. From then, through 1959 the U.S. Army Corps of Engineers used the structures. Boeing used the complex as a missile production facility from 1959 to 1970. GSA took over the complex in 1973. The remaining three buildings consist of a two-story main office building and high-bay warehouse, the small (9,000 sf) Bureau of Indian Affairs (BIA) building, and the new 1202 U.S. Army Corps of Engineers Headquarters building. A large docking facility also accommodates NOAA vessels from time to time. In 1992, the facility became eligible for the National Historic Register, and was listed in 2007.

The most noteworthy building, the 1202 warehouse, has been transformed into a Leadership in Energy and Environmental Design (LEED) Gold certified high-performing green office building. GSA invested \$72 million from the 2009 American Recovery and Reinvestment Act (Recovery Act) funding to develop this state-of-the-art office building for the U.S. Army Corps of Engineers (USACE) and its Seattle workforce. Sellen Construction and ZGF Architects, who were awarded the design-build contract in 2010, completed the building in October 2012.

Pursuing aggressive energy performance targets, the new building is anticipated to be one of the most sustainable office buildings in the nation, and is on-track to earn an ENERGY STAR Score of 100—putting it in the top one percent of comparable buildings.

The modernization, which started from the foundation upwards included security enhancements, seismic upgrades, and a large range of innovative, energy-saving features including:

- A high-performance facade
- Conversion of existing hardscape into low-impact sustainable green space
- Optimum daylighting and passive solar heating
- High-efficiency lighting
- An overhead, water-based chilled-beam system of pipes for cooling
- A phase-change thermal storage tank coupled with a ground-loop heat exchanger to capture and reuse thermal energy and
- Innovative integrated mechanical systems.

While the building is on-track to exceed GSA's aggressive high-performance goals, its most unusual feature may be a contractual one: Sellen and ZGF won contract award in March 2010 after given only 18 weeks to develop a structure that would use 30 percent less energy. The design-build team and GSA are working out specifics for the measurement, and validation of energy-savings, and may hold back a potential of \$330,000 if goals are not met.

The project had a positive impact on the local economy, employing more than 150 workers over 24-months, and contracting more than \$27 million dollars to local small businesses.