

Fact Sheet

Thomas S. Foley U.S. Courthouse

Built in 1967, modernized in 2010 (Gross square footage 301,915)



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The Thomas S. Foley U.S. Courthouse, located in the heart of downtown Spokane, Washington, is the largest federal building in Northeastern Washington. Built in 1967, it continues to serve its original purpose as a combined courthouse and federal building. The Courthouse shares common property with the Spokane Federal Building and U.S. Post Office. They are linked architecturally with a walkway that connects between the second floors of each building. The major tenants are the U.S. Courts, the U.S. Attorney's Office, the U.S. Marshal's Service, and the Internal Revenue Service.

In 2001, the building was named after Thomas S. Foley, 57th speaker of the U.S. House of representatives from 1989-1995. He represented Washington State's 5th congressional district for 30 years as a Democratic member from 1965 to 1995.

GSA began a major modernization of the Courthouse in 2010, turning the aged structure into an economically and operationally efficient high-performance green building. The project included replacement and upgrades to building systems (electrical, heating and air conditioning, and lighting) and improvements to courthouse security. The goal was to reduce the energy use by approximately 30 percent. The energy usage prior to the modernization was approximately 65,000 BTU/square foot/year; and in 2013 reduced to 33,569 BTU/square foot/year. The natural gas consumption for fiscal year 2013 is about half of the four year average; electrical consumption about one-third lower; and water usage dropped by 30 percent.

The modernization's green features include:

- Replaced existing steam boilers with high-efficiency heating water boilers.
- Replaced air handling equipment with state-of-the-art high-efficiency units that will be controlled by variable speed drives, providing only the amount of air actually required for the building.
- Replaced the Building Automation System (controls) with new state-of-the-art equipment.
- Relit 90 percent of the building with high-efficiency lamps/ballasts.
- Installed occupancy sensors, daylighting, and lighting control systems to reduce energy use.
- Strives to decrease the amount of energy used by more than 30 percent.

The modernization, done by Lydig Construction Inc. of Spokane, and McKinstry of Seattle, was completed in July 2012 with the majority of the work completed while the building was 100 percent occupied. GSA achieved a LEED Existing Building Operation and Maintenance rating of Silver.