



A Design-Build Success Story

Adapted from a story by Court Olson in Connections Magazine

The WPUA Headquarters utilized the "Design-Build" method, in which the Owner issues a single contract for both design and construction.

In Design-Build, construction and design professionals collaborate closely from the start, reducing cost and schedule uncertainty and minimizing disputes. The contractor, with greater knowledge of costs and building techniques, helps develop the "best value" design, and more accurate early cost estimates. Since the design and construction phases overlap in time, the total projects takes less time

Design-build team and owner relations remained harmonious throughout the project, without any contract disputes and only a few change orders to mitigate the impact of especially rainy weather, and elective changes made by the owner.

Brochure Courtesy of
Mountain Construction
www.MountainConst.com
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WASHINGTON PUBLIC UTILITY DISTRICTS ASSOCIATION

WPUA
YOUR connection



LEED® PLATINUM
HEADQUARTERS BUILDING

Dedicated October 17, 2007



The headquarters of the Washington Public Utility Districts Association (WPUA), is the first new building in Washington rated LEED® Platinum by the U.S. Green Building Council.*

This distinctive building makes a clear statement of Washington PUDs' leadership in water and energy conservation. It also exemplifies excellent sustainable design practices, classic architecture, and superb design-build teamwork.

*LEED-NC v2 Project #10003466

Washington PUD Association
 212 Union Ave. SE, Second Floor
 Olympia, WA 98501
 Tel: (360) 741-2675 / Fax: (360) 741-2686
www.WPUA.org

Owner

Washington Public Utility Districts Association

Steve Johnson
 Executive Director

Robbie Robertson
 Skagit County PUD, Building Committee Chairman

Olympic Associates

Owner Representative Consultant

Design-Build Team



Mountain Construction

A BETTER WAY OF BUILDING

Design-build General Contractor



Helix Design Group
 Architect

Sitts & Hill
 Engineers, Inc.

Sitts & Hill Engineers
 Structural and Civil Engineer



Sunset Air
 LEED Manager, Mechanical Engineer, and
 Design-build HVAC Subcontractor



Electric Systems
 Design-build Electrical Subcontractor



Tacoma Plumbing
 Design-build Plumbing Subcontractor

Major Platinum Contributors

Support from these Platinum Partners were instrumental in making a LEED Platinum building possible.



REC Group, Moses Lake, WA
 Donated photovoltaic (solar power) panels



Cardinal Glass, Tumwater, WA
 Donated upgrade to LoE^a-366 Glass



Photos by Dane Meyer Studio

Project Overview

WPUDA is a private, non-profit corporation representing Washington State's 28 Public Utility Districts serving over 1.7 million customers. One goal for their headquarters was to make a clear statement about WPUDA's values concerning conservation and environmental stewardship through Green Building.



The most widely recognized green building standard is the U.S. Green Building Council Leadership in Energy and Environmental Design Green Building Rating System (LEED). Platinum is the highest level of certification.

LEED Certification Credits

LEED rating is based on achieving points (credits). 69 total points are possible in six categories.

Platinum requires 52 points. The WPUDA submittal totals 57 points. Here are some of the green features:

U.S. Green Building Council
www.usgbc.org
800-795-1747



Selected Building Features

Solar power: 159 roof-mounted photovoltaic (solar power) panels projected to generate 50% of the building's power requirements.

Glass: LoE³-366 glass blocks solar heat and 95% of harmful UV rays without darkening like tinted glass.

Water: The plaza water feature is fed by rainwater. Like a natural stream, it will be allowed to go dry in the summer. And landscaping is not irrigated.

Heat Island reduction: Cool Roof technology limits heat absorption and heat build-up to reduce smog.

Natural light: Design, glass & skylights provide natural light to 90% of workspaces.

No off-gassing. Carpet, paint and other materials were selected to eliminate harmful chemical gases in areas where people work.

Heating/Cooling: Ultra high efficient HVAC system with no ozone-depleting refrigerants, and high MIRV-13 air filtration and operable windows for healthy air.

Selected Green Building Achievements

- 50% Renewable energy.
- 52% Reduction in generated wastewater.
- 61% Reduction in potable water use.
- 69% Energy optimization.
- 89% Construction waste diverted from landfills.
- 17% Recycled content of construction materials.
- 71% FSC certified wood.
- 59% Materials manufactured locally, and of those, 62% harvested locally.
- 90% Work areas with natural daylight.
- 100% Work areas with outside view.

Learn More - Visit WPUDA

Contact WPUDA or Mountain Construction to arrange a presentation and tour for your group.

You will learn more about LEED, and the many green building features of the WPUDA building.

Why Build Green

- Reduce environmental impacts of construction & operation of buildings.
- Lower operating cost
- Improved human health, comfort & productivity
- Market demand from tenants and buyers
- Development incentives in some jurisdictions



Fast Building Facts:

Location: 212 Union Ave NE; Olympia, WA

Construction: 2-story wood framed office with steel and masonry structural elements, over below-grade concrete parking garage.

Site area (sq. ft./ acres) 10,828 / 0.25

Floor areas (sq. ft.)

Parking garage:	8,952
1st Floor (Lease suites)	5,310
2nd Floor (WPUDA suite)	5,946
Total	20,208

Onsite parking (stalls) 20

