JEFFERSON FEDERAL BUILDING

MEMBER BUILDING CASE STUDY

FAST FACTS:

[ ] % water reduction

[ ] % energy reduction

[ ] transport improvement
Project Background:
The Henry M. Jackson Federal Building (JFB) was constructed in 1974 and is located in Seattle’s commercial district, providing the core of the federal presence in Seattle. The 37-story high rise is the flagship and largest federal office building in the Northwest/Arctic Region and as such has a high image and standard to maintain. It was rededicated and named to honor Henry M. Jackson, a democratic US Congressman and senator who is best remembered for contributing to and guiding environmental legislation.

The JFB is currently receiving a major mechanical upgrade to help continue the energy and water savings goals of the building. Through upgrades, the JFB has reduced total energy by 5.79% in the last year. Additionally, in the last year 53% of the building’s solid waste was diverted from landfills due to recycling and composting programs. The total solid waste diverted was 154 tons. The JFB is currently striving for LEED-EB Gold certification.

Innovative Measures:

Energy:
Currently undergoing addition of: new windows, insulation under windows, fan array and variable frequency drives, heat recovery chillers, upgrade of the building management system, updated lighting, and updated lighting controls.

Water:
Low flow fixtures, plan to implement non-chemical water treatment program for the cooling tower

Transportation:
Development of Transportation Mitigation Plan which included reducing the amount of code required parking for the office building, sharing transit information with tenants, surveying tenants’ commuting habits, bike storage and changing rooms, electric vehicle charging stations, proximity to public transit

Other:
Purchase of 471.4 MWh renewable energy certificates to offset energy use, recycling and composting programs, tenant ‘green teams’ program encouraging tenants to become active participants in reduction goals for the building

BUILDING STATISTICS
Owner: U.S. General Services Admin.
Manager: GSA
Building Type: Office
Location: 915 2nd Avenue
Built/Renovated: 1974
Square Feet: 865,141
Number of Floors: 37
Structure: Concrete and Steel
Envelope: Curtain Wall
Energy Star Score: 80

ENERGY
EUI: __ KBtu/sf/yr
Baseline EUI: __ KBtu/sf/yr
Reduction: __%
Cost savings: $

WATER
Reduction: 14.88% water/sewage last year
Water Savings: 1,570,800 gallons

TRANSPORT
Drive-Alone Trips District Average: 35%
Rideshare Trips District Average: 10%
Transit Trips District Average: 43%
Walk/Bike Trips District Average: 12%