

SEATTLE U.S. COURTHOUSE

FAST FACTS:

— % water reduction

— % energy reduction

— transport improvement



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RETROFIT PROJECT

Project Background:

The United States Courthouse in Seattle was designed to address the expanding needs of the 9th District Court system. The courthouse features three primary components: courtroom tower, judicial chambers, and an office wing. The property includes a gracious public plaza with birch trees and a reflecting pond.

The Seattle US Courthouse features 18 court rooms (12 District court-rooms, one special proceeding and five Bankruptcy courtrooms). It was constructed with sustainability in mind and designed to allow for future expansion of courtrooms to meet the federal judiciary 30 year expansion plan. Each courtroom features natural day lighting, and the target energy goal for the building is to use no more than 50,000 btu/GSF, which is 30 percent below ASHRAE 90 standards. In 2010, 63.4 tons of solid waste were diverted from landfills. The court-house is undergoing the LEED EB Gold certification process.

Innovative Measures:

Energy:

Low KW per ton chillers, displacement ventilation in public spaces, VAV terminal units, variable speed motors, radiant floor heating in public areas

Water:

Waterless urinals, low water consumption plumbing fixtures including metered faucets, drip irrigation, drought tolerant grass and native plants

Transportation:

Proximity to several bus lines, garage power capacity sized to accommodate future electric vehicle charging needs, bike parking, showers, high occupant participation in the Federal Commute reduction program

Other:

No Halon gas in the fire suppression, no CFC-based refrigerants in the air conditioning, purchase of 246,840 kWh of renewable energy certificates, active 'green team' programs for tenants

BUILDING STATISTICS

Owner: U.S. General Services Admin.
 Manager: GSA
 Building Type: Courthouse
 Location: 700 Stewart Street
 Built/Renovated: 2004
 Square Feet: 615,000
 Number of Floors: 11
 Structure: Concrete and Steel
 Envelope: Curtain Wall
 Energy Star Score: 81

ENERGY

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

WATER

Reduction: 41.94% water/sewage last year
 Water Savings: 406,912 gallons

TRANSPORT

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

